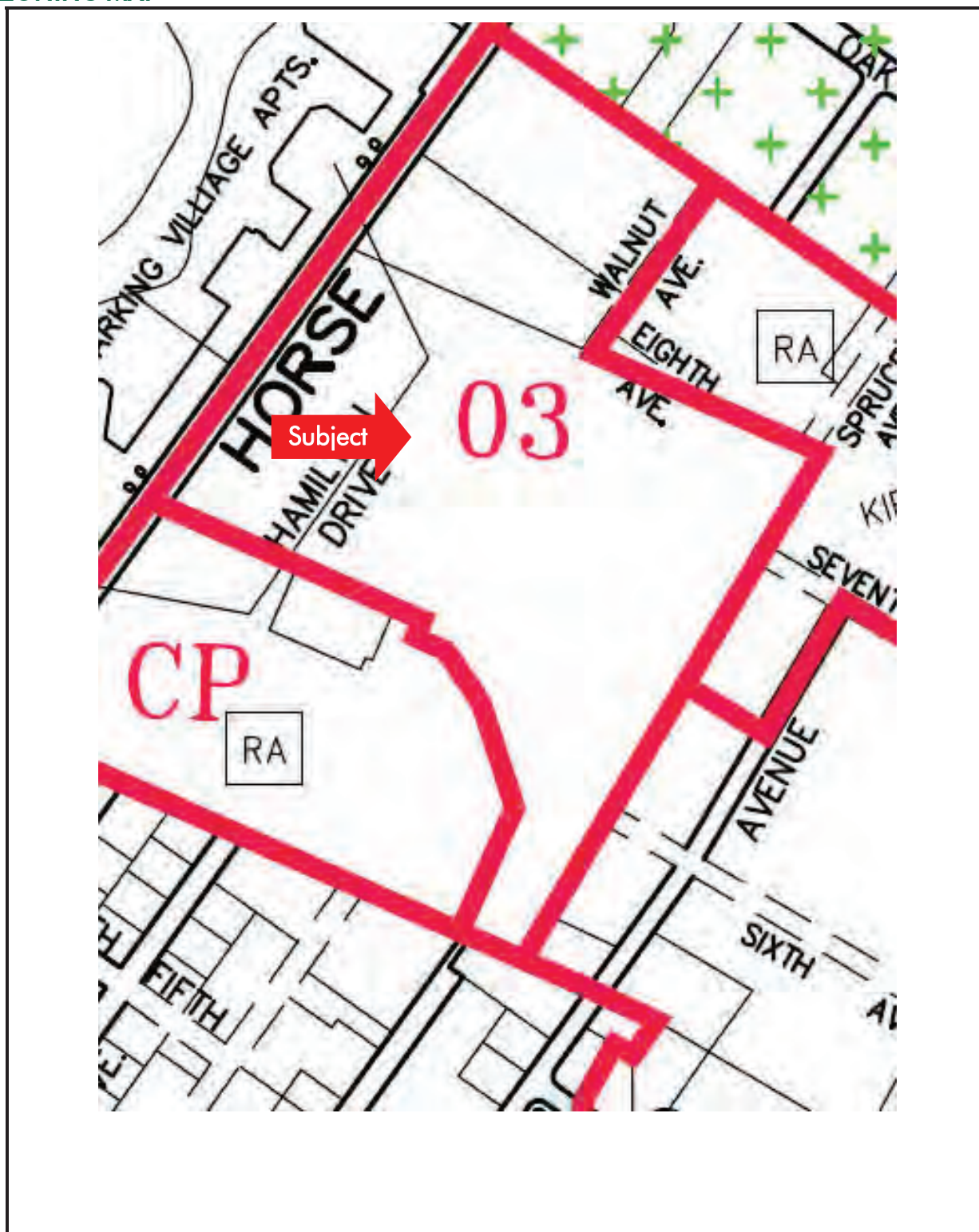


ZONING MAP



## Zoning

The following chart summarizes the subject's zoning requirements.

<b>ZONING SUMMARY</b>	
Current Zoning	O-3 Office
Legally Conforming	Yes
Uses Permitted	Offices of recognized professions, banks, hotels, indoor athletic facilities, non-fast food restaurants, wholesaling, warehousing and distributing, self storage, daycare facilities.
Zoning Change	Not likely
<b>Category</b>	<b>Zoning Requirement</b>
Minimum Lot Size	3 acres
Minimum Lot Width	None
Maximum Height	50 Feet
Minimum Setbacks	
Front Yard	50 Feet
Street Side Yard	50 Feet
Interior Side Yard	50 Feet
Rear Yard	100 Feet
Maximum Bldg. Coverage	60%
Parking Requirements	3.5 spaces / 1,000 SF of Bldg.
Subject's Actual Parking	4.9 spaces / 1,000 SF of Bldg.
Source: Planning & Zoning Dept.	

## ANALYSIS AND CONCLUSION

The improvements represent a legally-conforming use and, if damaged, may be restored without special permit application. Additional information may be obtained from the appropriate governmental authority. For purposes of this appraisal, CBRE has assumed the information obtained is correct.

## Tax and Assessment Data

The following summarizes the local assessor's estimate of the subject's market value, assessed value, and taxes, and does not include any furniture, fixtures or equipment. The CBRE estimated tax obligation is also shown.

AD VALOREM TAX INFORMATION			
Parcel	Assessor's Parcel No.	2023	Pro Forma
1	34-00161-0000-00013	18,283,923	
	Subtotal	\$18,283,923	\$18,283,923
	Assessed Value @	76.57%	76.57%
		14,000,000	\$14,000,000
	General Tax Rate (per \$100 A.V.)	4.138	4.138
	<b>Total Taxes</b>	<b>\$579,320</b>	<b>\$579,320</b>
Source: Assessor's Office			

The current tax rate for real estate in Voorhees Township is \$4.138 per \$100 of assessment. The current equalization ratio is 83.80%. The county and township set their tax rates on a calendar year; the school district operates on a fiscal year running from July through June. Please note that the subject was re-assessed in 2022. The assessment decreased from \$16,299,300, to \$14,000,000.

## TAX COMPARABLES

As a crosscheck to the subject's applicable real estate taxes, CBRE, Inc. has reviewed the real estate tax information according to Camden County for comparable properties in the market area. The following table summarizes the comparables employed for this analysis:

AD VALOREM TAX COMPARABLES					
Comparable Rental	1020 Laurel Oak Road	1007 Laurel Oak Road	600 Laurel Oak Road	1000 Voorhees Drive	Subject
Year Built	1986	1996	1989	1990	1971
NRA (SF)	56,499	33,231	52,899	73,044	208,215
Tax Year	2023	2023	2023	2023	2023
<b>Assessor's Market Value</b>	<b>\$4,575,800</b>	<b>\$2,147,600</b>	<b>\$4,000,000</b>	<b>\$4,000,000</b>	<b>\$14,000,000</b>
<b>AV Per SF (NRA)</b>	<b>\$80.99</b>	<b>\$64.63</b>	<b>\$75.62</b>	<b>\$54.76</b>	<b>\$67.24</b>
Source: Assessor's Office					

## CONCLUSION

Based on the foregoing information, the subject's current assessment is generally supported by both its historical trend and by the comparable properties shown. For purposes of this analysis, CBRE, Inc. assumes that all taxes are current.

## Market Analysis

The market analysis forms a basis for assessing market area boundaries, supply and demand factors, and indications of financial feasibility. Primary data sources utilized for this analysis includes CBRE Research, CoStar, and ESRI. The subject is in the Southern New Jersey submarket and is considered a Class A mid-rise office building. According to the Institute of Real Estate Management (in Income/Expense Analysis: Office Buildings), the following office property definitions may be applicable towards the subject:

General: Multi-tenant building. Includes buildings with owner-occupied space if there are other tenants in the building.

### NATIONAL OFFICE MARKET ANALYSIS

The following section is from a national overview analysis conducted by CBRE Econometric Advisors, and information was extracted from the office market view for the fourth quarter of 2022.

#### 2023 CBRE Econometric Advisors Economic Forecast Brief

The U.S. economy may have grown in H2 2022, but a closer look at the fundamentals point to a moderate recession in 2023. Domestic demand has stalled—to the slowest pace in a decade—due to declining housing market activity and firms shelving expansion plans amid the uncertain operating environment. Some positive signals can be found within monthly payroll gains, but the recent slew of layoff announcements are not so sanguine. And while consumers have shown resolve, especially for discretionary services, less accommodative consumer debt markets and squeezed savings rates will be headwinds in coming quarters. Eventually, even the drum-tight labor market could begin to soften but many firms, especially in the hospitality sector, may only reduce headcount as an absolute last resort as workers remains scarce. Everybody from Jerome Powell to single parents and Wall Street banks have been laser-focused on inflation. The increase in the CPI has been decelerating due to improved supply chains, lower energy prices, and higher interest rates, which are curtailing demand for housing and autos. Despite this good news, inflation is a menace, and the Fed remains vigilant, which should keep the Fed Fund Rate trending upward through mid-2023 and topping out in the 4.5%-5% range. This outlook is predicated upon inflation decelerating to 4% year-over-year (Y-o-Y) by year-end 2023 (or a 4.7% average for the entire year). It is possible that inflation could reaccelerate due to reinvigorated Chinese commodity demand and a weakening U.S. dollar, which heightens the risk of stronger response from the Federal Reserve. Commercial real estate must contend with both weaker demand via a moderate recession and a higher cost of capital. The good news is that multifamily and industrial sectors are entering this downturn with relatively tight fundamentals. Even the once beleaguered retail sector stands to benefit from a shutdown in new developments during the past 10 years. But what the market really needs is capital market stability. Indeed, steadily falling inflation could see interest rates peak and the fog begin to clear by H2 2023.

## Outlook Summary

The office sector remains tenant friendly. Hybrid work and weakening economic conditions will keep vacancy elevated in the near-term. Economic conditions have weakened, and we expect a moderate recession starting in Q1 2023. Vacancy rate increased 30 bps in Q4 to 17.3%, higher than the peak achieved during the Global Financial Crisis (GFC) and the dot-com crisis. Asking rents have proven stickier in recent years relative to previous cycles. However, taking rent has shown signs of decline. Completions will remain muted in the long run.

### Q4 2022 Forecast Summary – U.S. Sum of Markets

	Absorption Rate	Completion Rate	Vacancy Rate	EA Asking Rent Growth
2020	-1.8%	1.1%	14.9	-0.6
2021	-0.6%	1.3%	16.6	0.1
2022	0.1%	1.0%	17.3	1.2
2023F	-0.3%	1.1%	18.5	-1.9
2024F	0.3%	0.5%	18.6	0.3
2025F	1.0%	0.3%	17.9	2.4
2026F	1.3%	0.3%	16.9	2.2
Long Run Average*	1.3%	1.4%	14.3%	1.6%

\*Sum of Markets consists of 52 U.S. markets

\* Long-run averages are 32-year average annual rates computed from 1990 to 2021  
Econometric Advisors Q4 2022

## Key Takeaways

Office trough has been pushed out due to delayed weakening economic conditions which, coupled with virtual work, are emboldening footprint reductions. We expect a moderate recession starting in early 2023 in our Baseline scenario. Rents are expected to decline 2.4%, reaching a trough in Q2 2024 in our Baseline. Rents will reach pre-pandemic levels in 5.5 years (from Q1 2020) under our Baseline forecast. Vacancy will stay elevated for a longer period and hover above 18% until mid-2025. Downside risks include continued inflation, a weakening economy/labor markets, and the wide adoption of hybrid work. In our Persistent Inflation scenario, rents are expected to decline 4.3%, as the economy contracts further than in the Baseline outlook, reaching a trough in Q3 2024. In this scenario, rents reach pre-pandemic levels in 7 years. Vacancy continues to climb and peaks in Q3 2024 with an increase of 850 basis points (bps) compared with pre-pandemic levels. Demand has been most affected by the

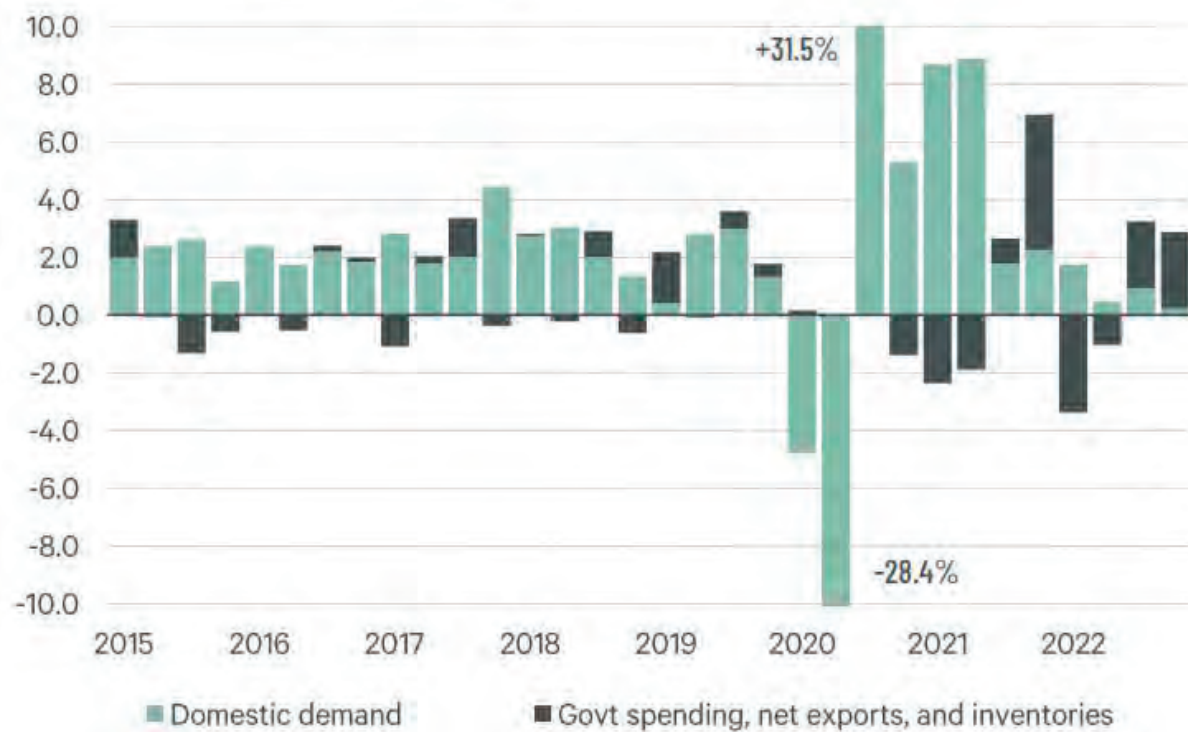


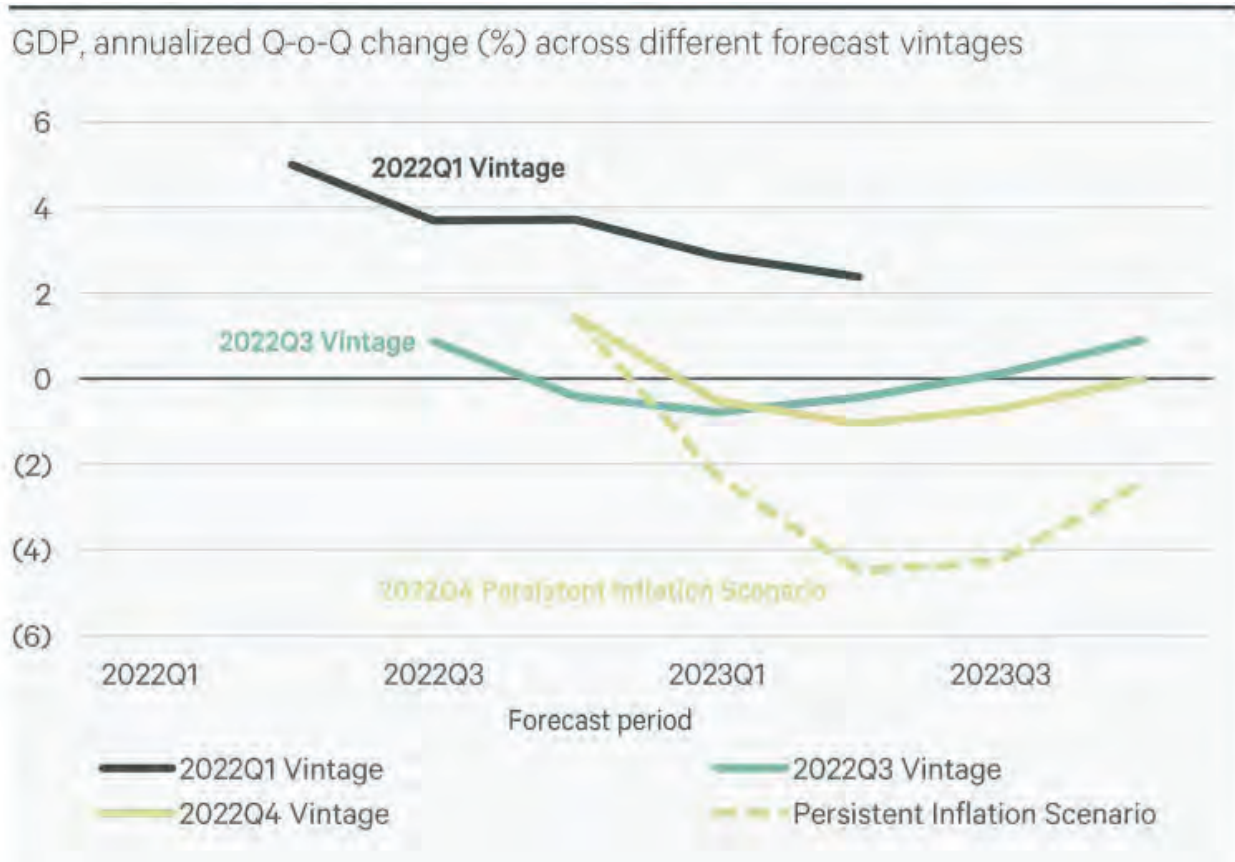
slow re-occupancy of office space and widespread virtual working trends. The near-term supply pipeline is robust, but the construction pipeline is heavily Class A and will support the continued flight to quality. We expect office constructions to pull back in the mid-term and stay muted in the long run. The flight to quality trend will likely allow prime assets to act as better hedges against persistent inflation, as the strong demand for top-quality product pushes pricing power toward landlords.

### Weakening domestic demand suggests a moderate recession

Although headline GDP growth appears upbeat, strip away government spending and volatile components (e.g., inventories, net exports) and it appears that core fundamentals of the U.S. economy are stalling. Looking forward, residential investment will likely remain weak and support from firms and increasingly, consumers, is poised to wane. During the past four quarters CBRE Econometric Advisors' macro outlook has gradually soured. The Persistent Inflation scenario assumes a stronger response from the FOMC, which would further strain business and consumer spending, resulting in a more severe economic contraction in 2023.

Annualized quarterly GDP growth (%)





### Falling housing starts are hitting orders, ultimately impacting employment

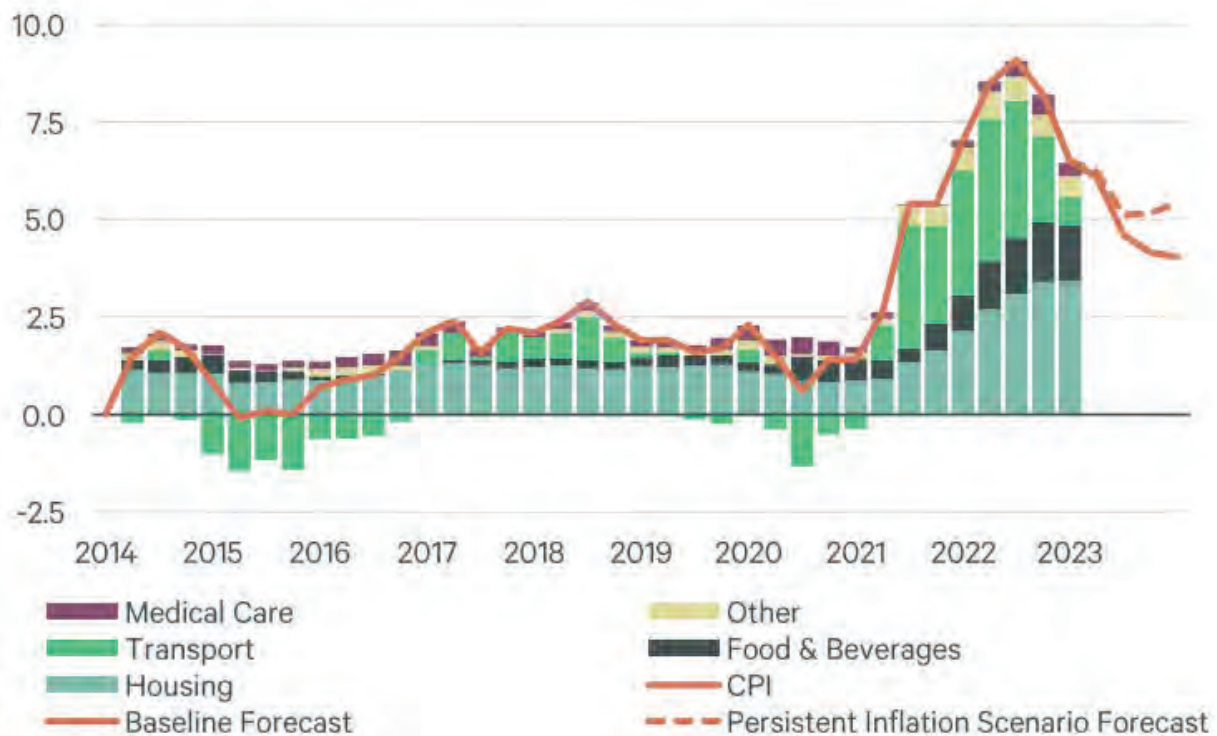
The Fed's plan to ease demand and house price inflation has proven effective. Sales have declined dramatically, and prices have begun to slip. Homebuilders are responding, which is contributing to weaker industrial demand. A combination of weaker domestic demand and heightened operating costs is causing corporate profits to stall. The difficult business environment is likely to keep financial markets in a cautious mode. The labor market is the redoubt of the U.S. economy thus far, but the mix of an increasingly uncertain operating environment and falling project margins will ultimately cause the labor market to weaken.



### Inflation and the outlook for interest rates

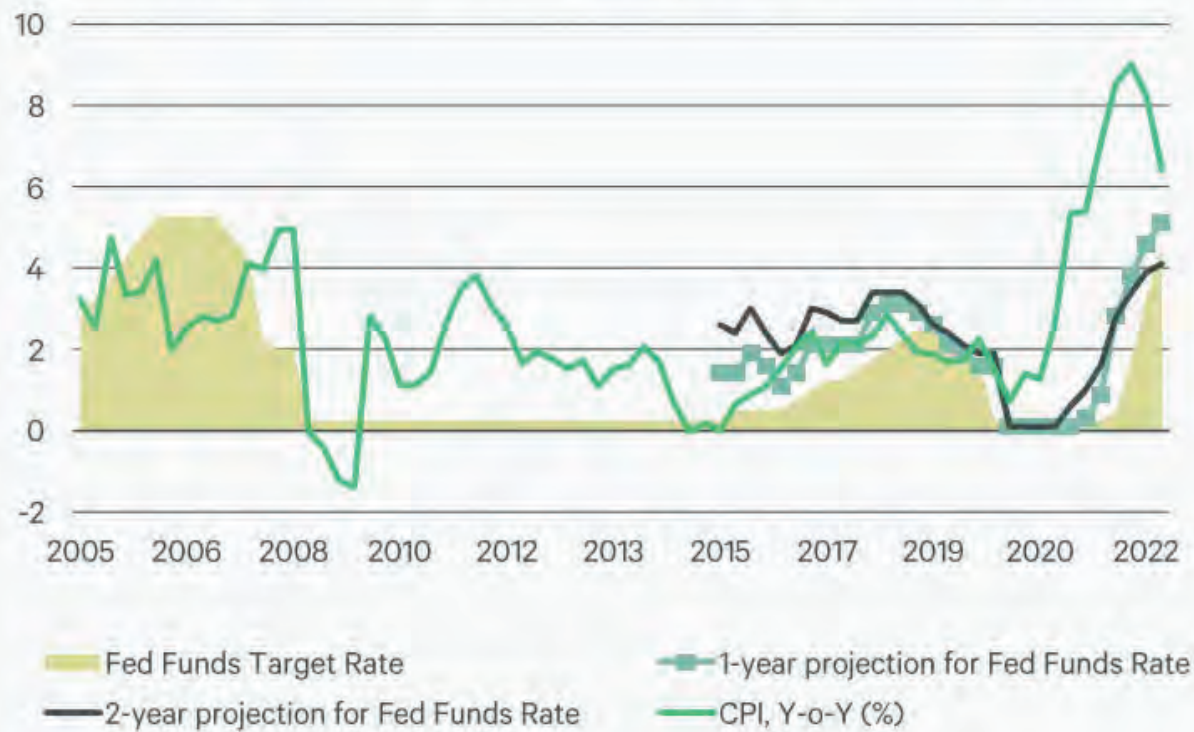
Many components of the CPI continue to decline, with food costs remaining stubbornly high. Our Baseline view expects CPI will fall to around 4% Y-o-Y by year-end; however, increased demand from China's reopening, especially for commodities, and the prospect of a falling USD could cause a reacceleration of inflation. Falling inflation will give the Fed some wiggle room; however, the differential between inflation and the Fed Funds Rate suggests more tightening lies ahead. The Fed hiked rates by 25 basis points at its February meeting and stated further tightening is necessary. We expect the Fed Funds rate should remain in the 4.5%—5% range for the remainder of 2023.

CPI, Y-o-Y change (%) and Contribution from Key Components





Fed Funds Rate, Difference from First Cyclical Rate Hike (percentage points)

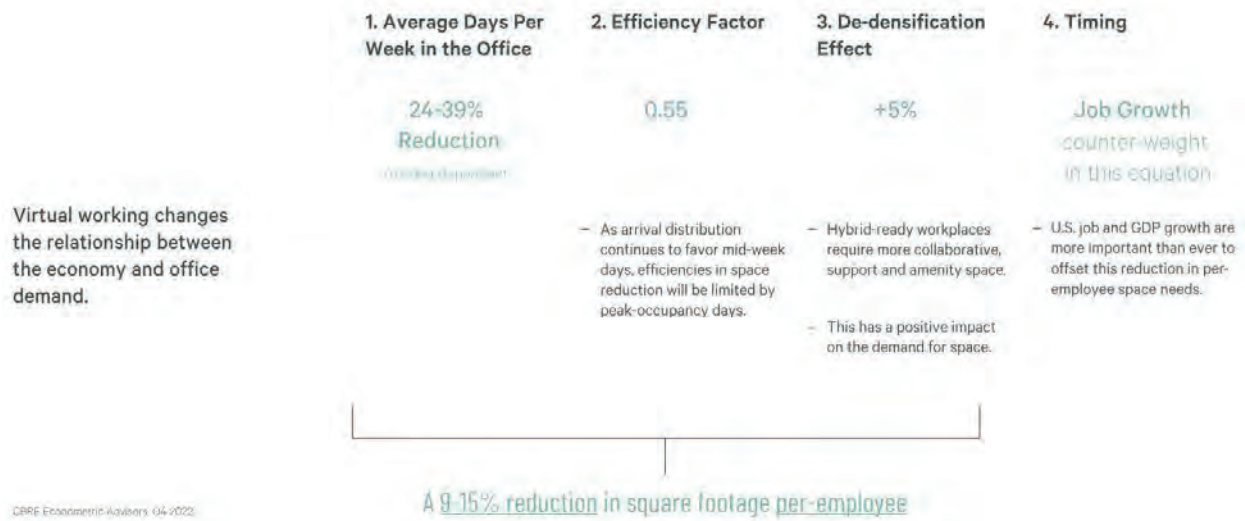


### Our Key Macro Assumptions

	Outlook	Risks
GDP	 U.S. GDP declined during H1 2022, mainly due to volatile factors. Although H2 2022 saw a return to growth, underlying domestic demand is weakening, which will likely give way to a moderate recession this year.	The Fed is forced to tighten even more than our Baseline anticipates, which would trigger a much deeper recession.
Labor Market	 Many corporations are currently cutting their workforce in anticipation of a slowdown. The unemployment rate trends upward into the mid-to-upper 4% range by late 2023.	There is some upside risk for the labor market. It is plausible that firms make a concerted effort to retain staff during a moderate recession.
Inflation	 Inflation likely peaked during summer 2022. Assuming commodity prices are restrained, slower economic growth should cause Y-o-Y CPI to drift down to around 4% by year-end 2023.	A reacceleration of commodity and/or goods prices due to China's reopening and a weakening U.S. dollar could stimulate greater inflation.
Consumer	 Although consumer spending remains sturdy, especially for discretionary services, rising consumer credit costs and a weakening labor market will eventually begin to bite. Weaker consumer sentiment will suffer from falling equity and house prices.	The plausibility of softer rate hikes from the Federal Reserve has the potential to stabilize consumer activity quicker than expected.
Business Conditions	 Less accommodative capital markets are complicating business decisions. Firms will likely delay expansion plans in coming quarters.	Weakening business sentiment weighs more on activity and investment than underlying fundamentals would justify.
Policy	 The Fed hiked rates by 25 basis points at its February meeting and stated further tightening is necessary. We expect the Fed Funds rate should remain in the 4.5% - 5% range for the remainder of 2023.	There is a risk of policy error, especially if the Fed tightens too aggressively while U.S. economic fundamentals and prices soften.
Financial Conditions	 U.S. equity markets are grappling with the Fed's intention to aggressively fight inflation and weaker earnings reports for U.S. corporations. Debt markets are struggling to gauge the volatile environment.	Asset values are vulnerable to rates increasing more than expected.

## Virtual Work

On top of macro factors, the office sector faces structural issues

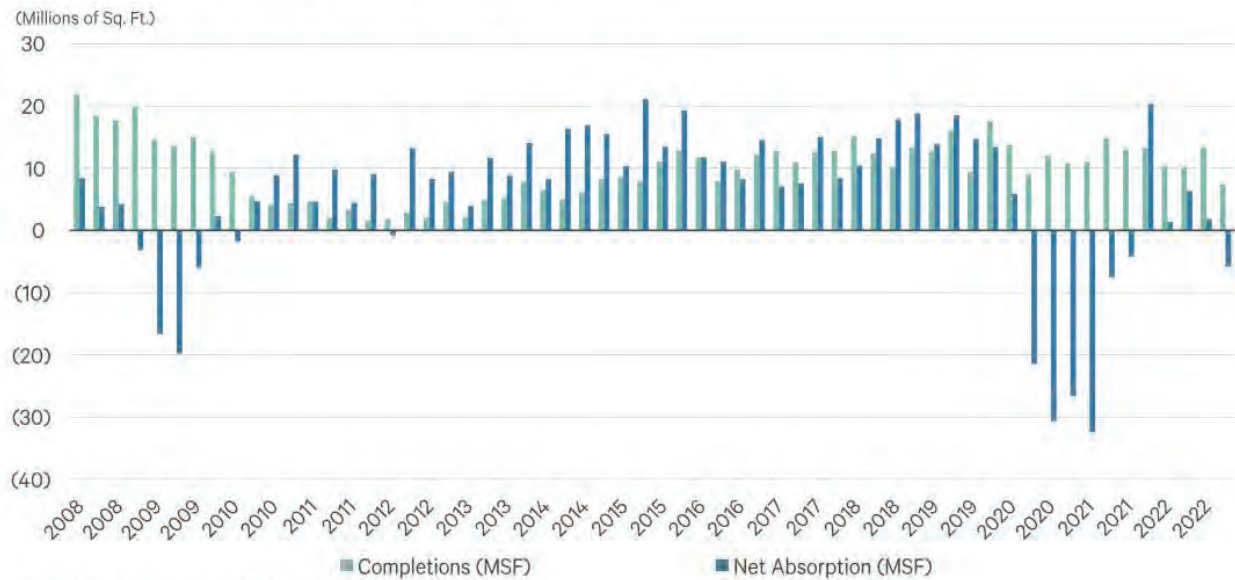


## Market Fundamentals

### Q4 net absorption turned negative, and completions remained elevated

The overall office Sum of Markets\* recorded 5.8 million sq. ft. (MSF) of negative net absorption in Q4 2022, a significant decrease from last quarter's 1.8 MSF net absorption. The trailing four-quarter net absorption number stayed positive for the fourth consecutive quarter but decreased to 3.6 MSF. Construction levels remain slightly elevated, with 7.4 MSF delivered in Q4 and another 66.9 MSF still underway and expected to deliver in the next two years.

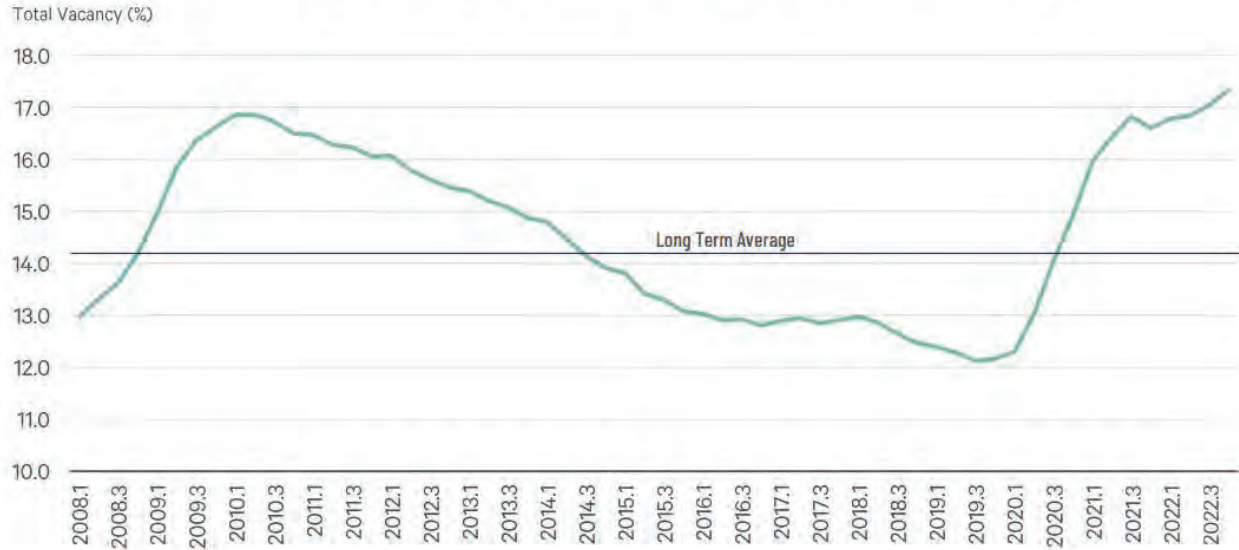
#### Net Absorption Dropped Significantly to Negative Territory



### Vacancy increased slightly and surpassed peak after GFC

The overall office vacancy rate increased 30 bps to 17.3% in Q4 2022, 40 bps higher than the peak (16.9) during the GFC. Vacancy is up 0.7 percentage points year-over-year (Y-o-Y) and 5 percentage points from Q1 2020. Vacancy is expected to climb further due to the uncertainty in the overall economy and the continued virtual work trend. This is considered a tenant friendly market with a vacancy rate significantly above the long-run average of 14.3% (1990 to 2019).

#### Vacancy Now Well Above Long-run Average as Pricing Power Shifts from Landlords to Tenants

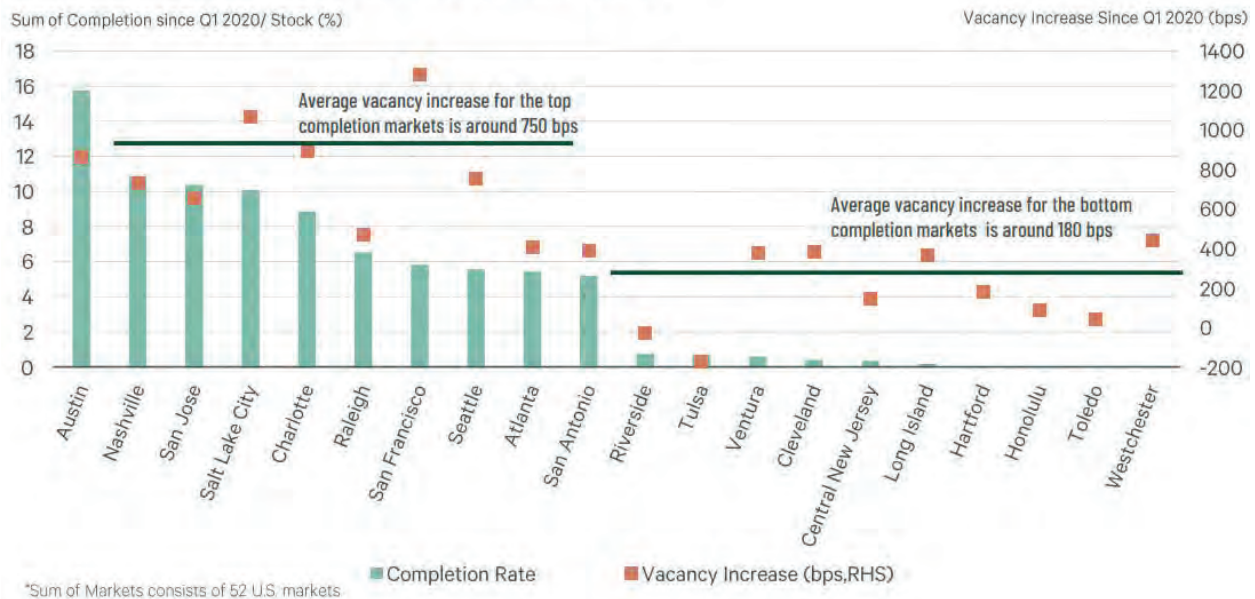


### Supply pressures create headwinds in certain high growth markets

Besides virtual work trends that soften demand (for example, San Francisco, San Jose, Manhattan and Seattle), some high growth Sun Belt markets also recorded significant increases in vacancy (Austin, Charlotte, Nashville, etc.) due to high completion rates. The top 10 markets with the highest completion rates recorded a much larger vacancy increased (750 bps) on average since 2020 than those in the bottom (180 bps). The scale of completions delivered after Q1 2020 creates headwinds as tenants leave previous space behind, generally consolidating to new product.



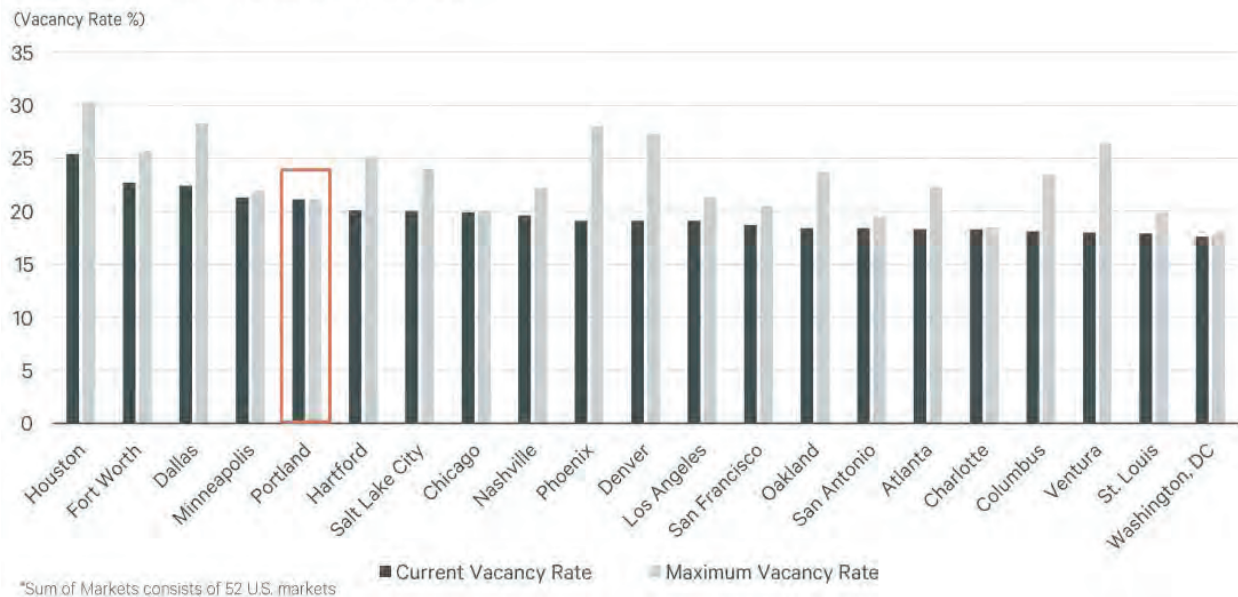
### Vacancy Rate Increased More in Markets with Strong Supply



### Most markets are still below their record high vacancy rate

The overall office Sum of Markets\* is still 1.9% away from its historical record high in Q2 1991 but has surpassed the peak after the dot-com crisis (17%) and GFC (16.9%). Austin, West Palm Beach and Riverside are more than 20% below their record highs, indicating a fundamental change in these markets. All markets except Portland are still below their historical record high vacancy rate. Minneapolis, Washington, D.C., Oklahoma City, Charlotte and Chicago are 1% away from their historical high.

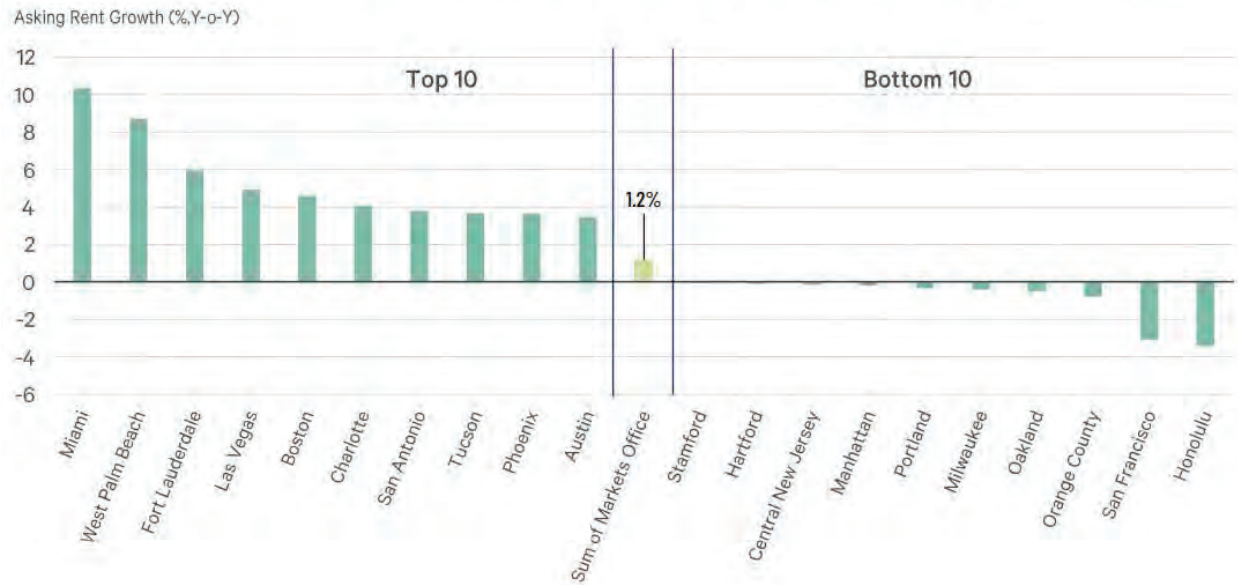
### Top 20 Markets with Highest Vacancy Rate



### Asking rent held steady while vacancy increased

43 out of 65 markets saw vacancy rate increases Y-o-Y but only 10 markets have Y-o-Y rental declines. More so than during prior downturns, a larger pool of well-capitalized landlords have the means and incentive to carry vacancy instead of dropping asking rents. This could change as cap rates and borrowing costs continue to rise, making concessions such as TI allowances less lucrative.

#### The Relationship Between Asking Rent and Vacancy has been Temporarily Severed During the Pandemic

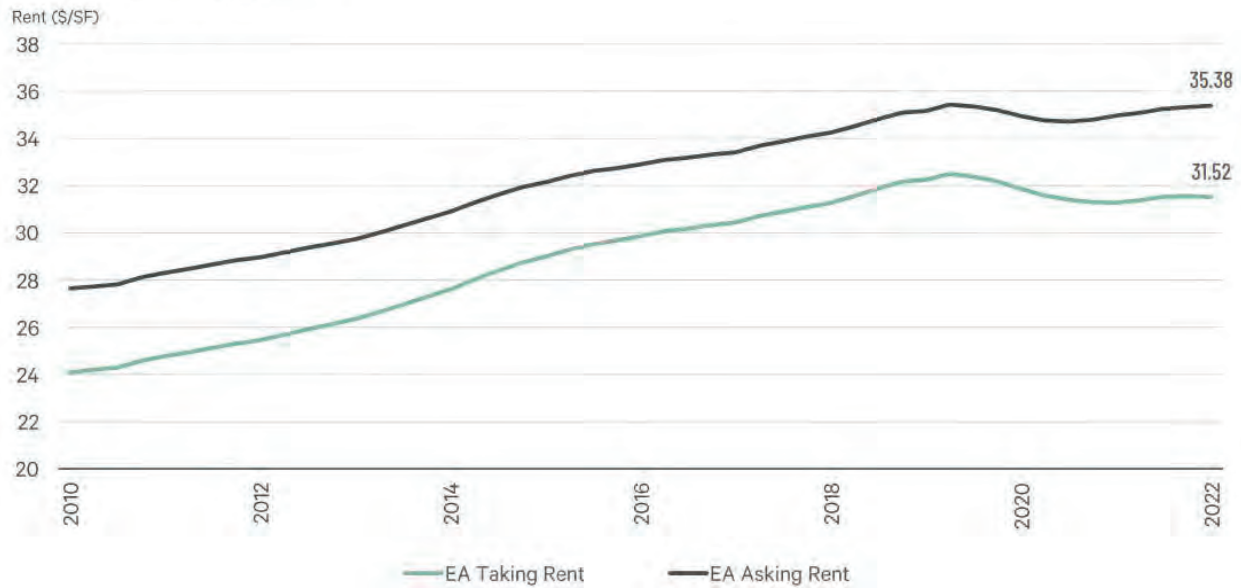


### Meanwhile, taking rent has taken a dive

Taking Rent showed weakness in office demand, in line with the increase in vacancy. From Q1 2020 to Q4 2022, asking rents have almost recovered back to pre-pandemic levels while taking rents declined 3%. Only 10 of 62 major U.S. office markets recorded asking rent declines from Q1 2020 to Q4 2022; however, 31 markets saw taking rents deteriorate during that time—far more in line with the macro backdrop impacting real-time investment decisions.



### Asking Rent Vs Taking Rent



### Office markets: new supply

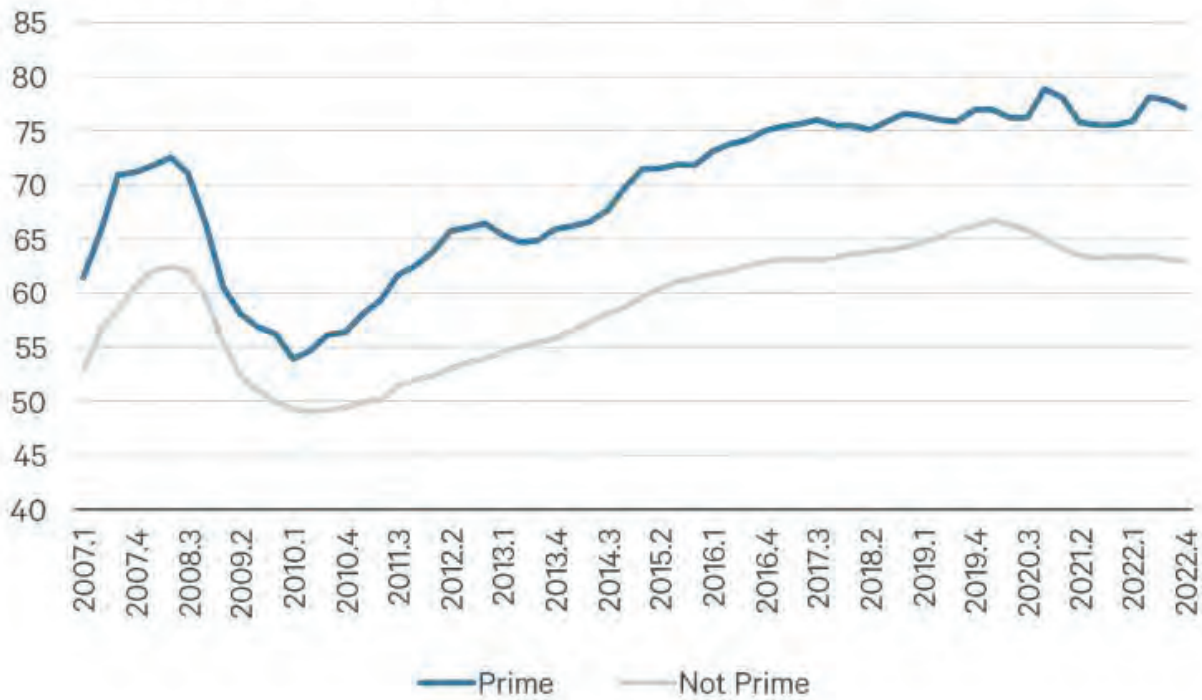
The top 15 markets for space currently under construction are expected to deliver 51.8 MSF in the next two years. Completions are clearing out; in 2021 the top 15 markets were expecting more than 75 MSF in the next two years. Near-term deliveries (next eight quarters) are projected using locally verified and property-level construction pipeline data. 72% of spaces scheduled to be delivered in the next two years for all the markets are in these top 15 markets. Projected completions in Austin, Seattle and Nashville represent more than 5% of existing stock. Austin is highest with 7.6% of its stock scheduled to be completed in the next two years. Austin is the leader in job growth projections, an indication that demand growth should blunt the impact of this incoming supply.

**Boston, Charlotte, Seattle, Austin and Nashville Face a Significant Supply Headwind****Flight to quality continues to play a big role in office sector**

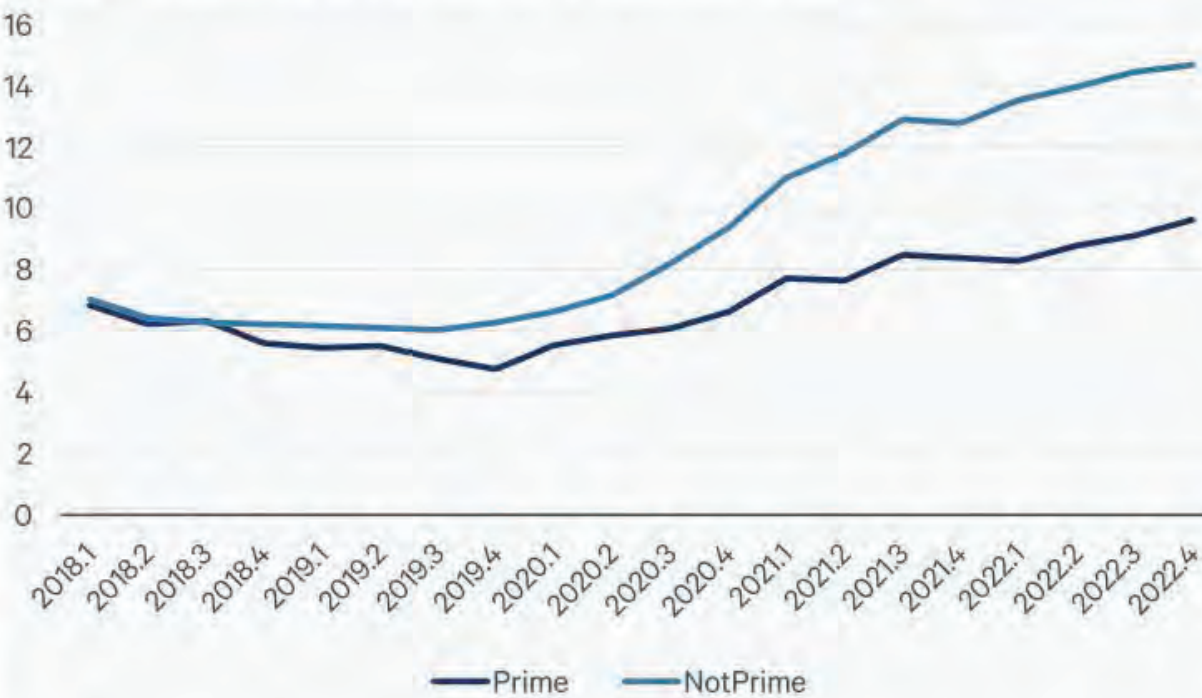
Direct vacancy increased in Q4 for both the prime and non-prime groups. But average prime vacancy is up only 4.1% compared with early 2020, while non-prime vacancy increased 8.0%. Four quarter EA Asking Rents for prime assets in selected downtowns show a 0.2% increase compared with pre-covid levels. Non-prime buildings' asking rent fell 5.7%.

\* Selected 5 downtowns include: Manhattan, Washington, D.C., San Francisco, Boston and Seattle

Average EA Asking Rent for 5 Selected Downtowns



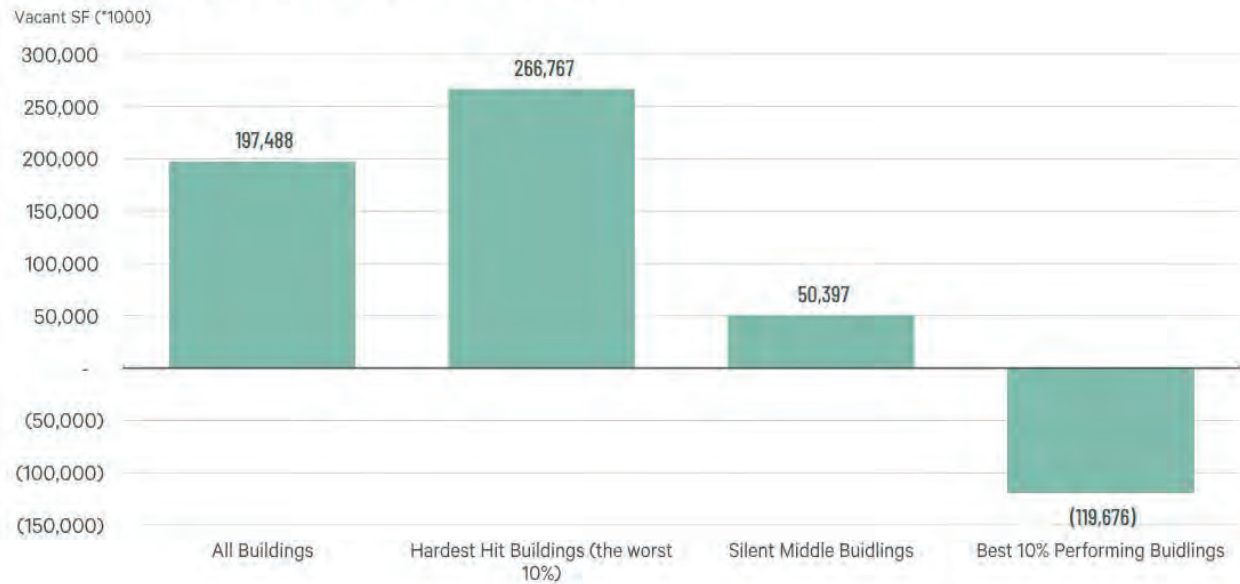
Average Direct Vacancy Rate for 5 Selected Downtowns



### ...But the real story might be the flight from commodity

The hardest hit buildings are those that contributed most (top 10% of buildings) to vacancy increases from Q1 2020 to present. More than 40% of these buildings are built between 1980 and 2000. The 1980 building boom created a new class of commodity stock—one that is exclusively feeling the pain of new hybrid normal. More than half of buildings seeing stinging occupancy losses are Class A. This indicates that current classification systems are missing the nuance between prime assets—which are performing—and A minus buildings, which are experiencing the bulk of post pandemic sector pain.

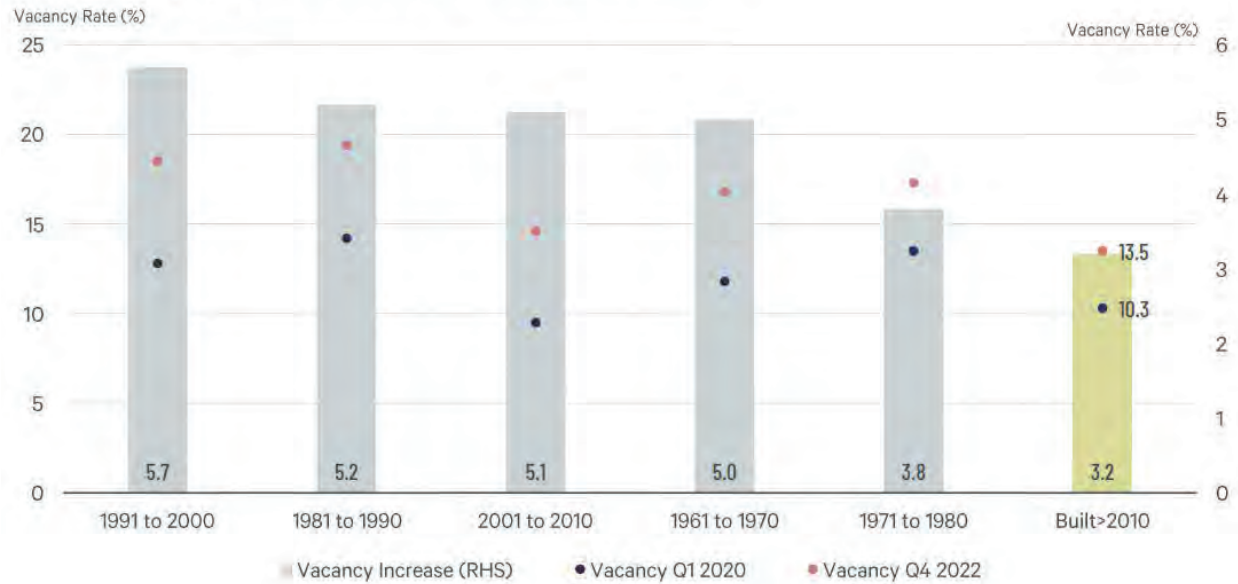
**Increase In Vacant SF ('000 SF), Q4 2022 less Q1 2020**



### Modern office buildings saw less impact

Buildings built after 2010 saw the lease vacancy increase from Q1 2020 to the current quarter, and the lowest vacancy rate as of Q4 2022. Buildings built between 1981 and 1990 have the highest vacancy rate as of now, reinforcing the concept of commodity stock.

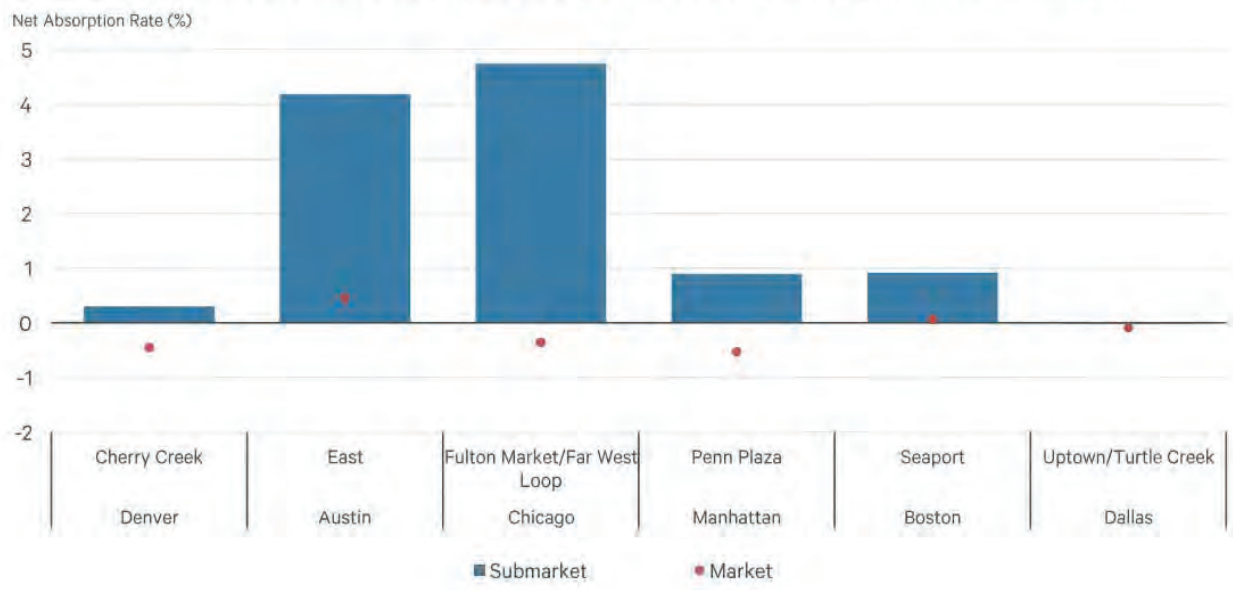
## Office Inventory By Age Tranches and their Vacancy Performance



## ...And flight to “Live, Work, Shop” submarkets

Being in a quality building might not be enough in the current office environment when employers are trying to offer the best environment not just inside the building but also OUTSIDE the building. The red dots in this chart represent the average quarterly net absorption rate since Q1 2020 for the market. Live, Work, Shop submarkets have significantly higher net absorption rates than the market (except for Dallas), indicating strong demand from occupiers and clear bifurcation within the market.

## Average Quarterly Net Absorption Rate (%) for Live, Work, Shop submarket Vs. Market, Q1 2020 to Q4 2022



## U.S. Office Forecasts



### The Baseline forecast

Asking rents fall 2.4%, cumulatively (peak to trough). Vacancy peaks at 18.7% in Q2 2024. Both vacancy and rent peak/trough have been pushed out slightly due to the delayed economic impact of rising policy rates. The economic recovery, and associated job growth, will rebalance markets beginning in early 2024. Full recovery to pre-pandemic rent levels will occur by Q3 2025 (5.5 years).

#### Vacancy Rate and EA Asking Rent



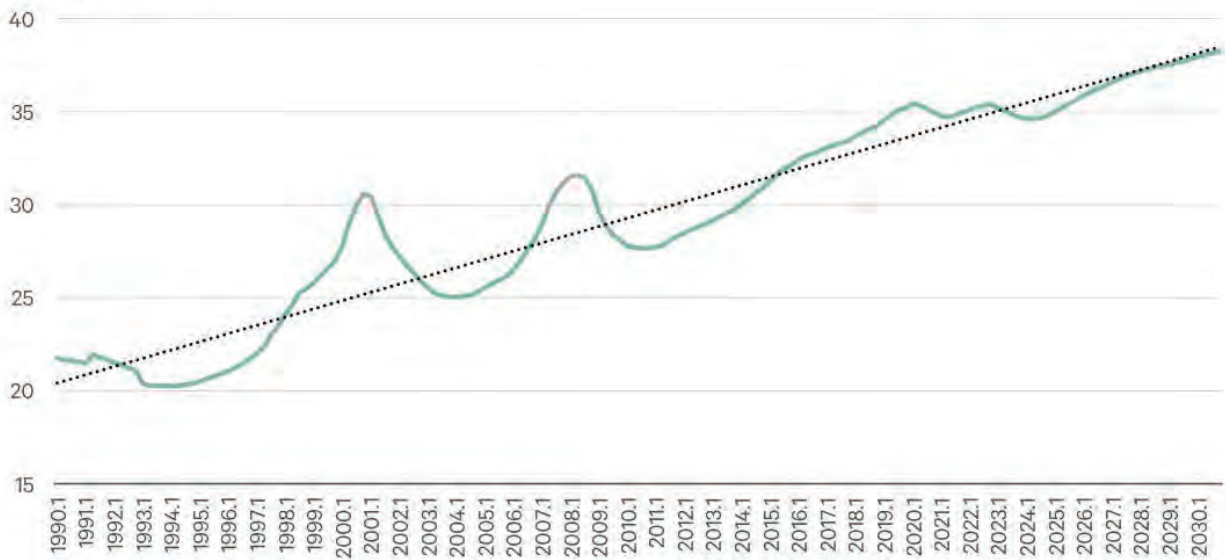
### Asking rent decline remains muted compared with past cycles

#### The Focus

Rents were just above trend (dashed line), and not unsustainably high as they were in previous cycles. Meaning there was less natural (or cyclical) pressure on rents to return to trend. In past cycles, there was additional negative pressure on rents beyond the typical effect of imbalanced supply and demand. In the second half of 2024, job growth will start to offset the reduction of demand created by virtual work. The real estate recovery outlook has been revised to 5.5 years with cumulative rent decline revised to 2.4% as asking rent continues to show minimal movement. Effective rents will likely be further tempered by rising tenant improvement allowances and rent-free periods.

**Time to Recovery**

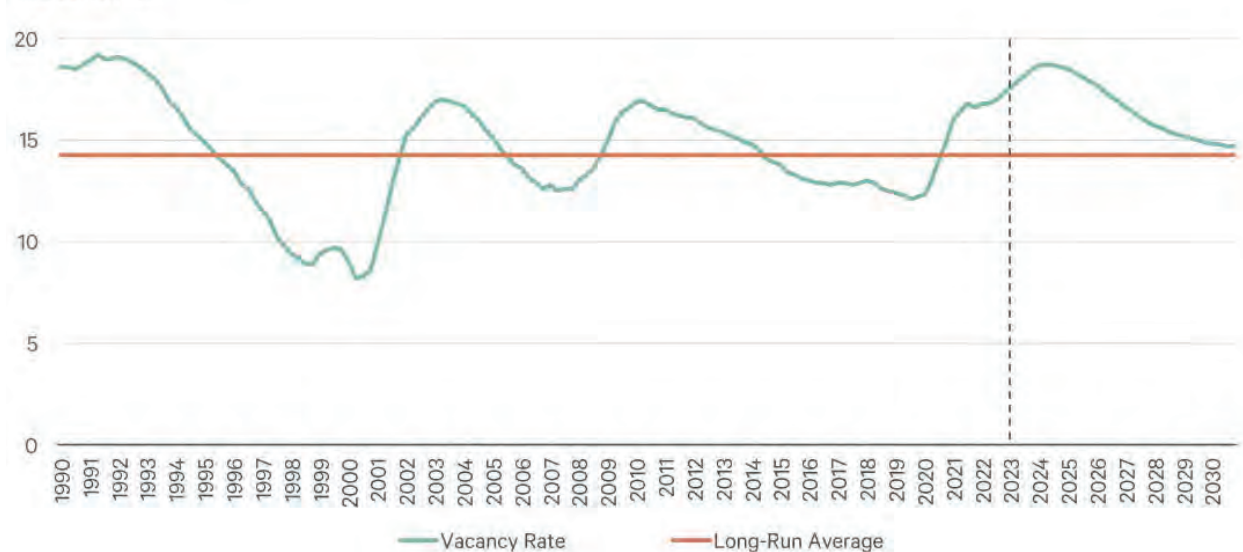
EA Asking Rent (\$/SF)

**Supply & demand search for balance in the long run**

Oncoming new supply and continued weakened demand are expected to increase the vacancy rate over the next few quarters, which is expected to peak in Q2 2024 around 18.7%. The vacancy rate is expected to hover above 18% until the end of 2025. Supply and demand dynamics vary a great deal between markets and submarkets. Many markets expect longer-term structural vacancy to remain higher than historical trends. Much of this is driven by the persistent flight-to-quality trend by occupiers seeking higher quality buildings.

**Sum of Markets Vacancy Rate**

Total Vacancy (%)



### Leasing and absorption slow to return

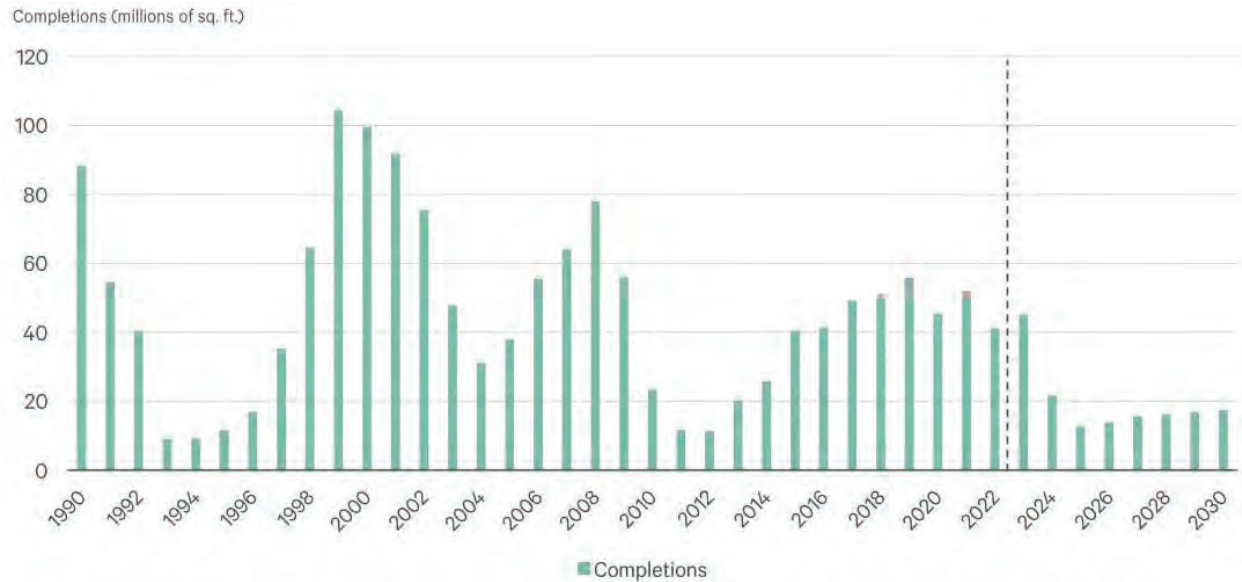
Q4 net absorption continues to decline and reaches negative territory again; 2023 is expected to be another year of negative net absorption. Leasing activity will improve in mid-2024 as the macro economy improves. However, companies will shrink their average footprint due to virtual work trends and use fewer sq. ft. per employee. Slowing employment growth will also weigh on office leasing in the long run.

#### Firms reevaluate future space needs



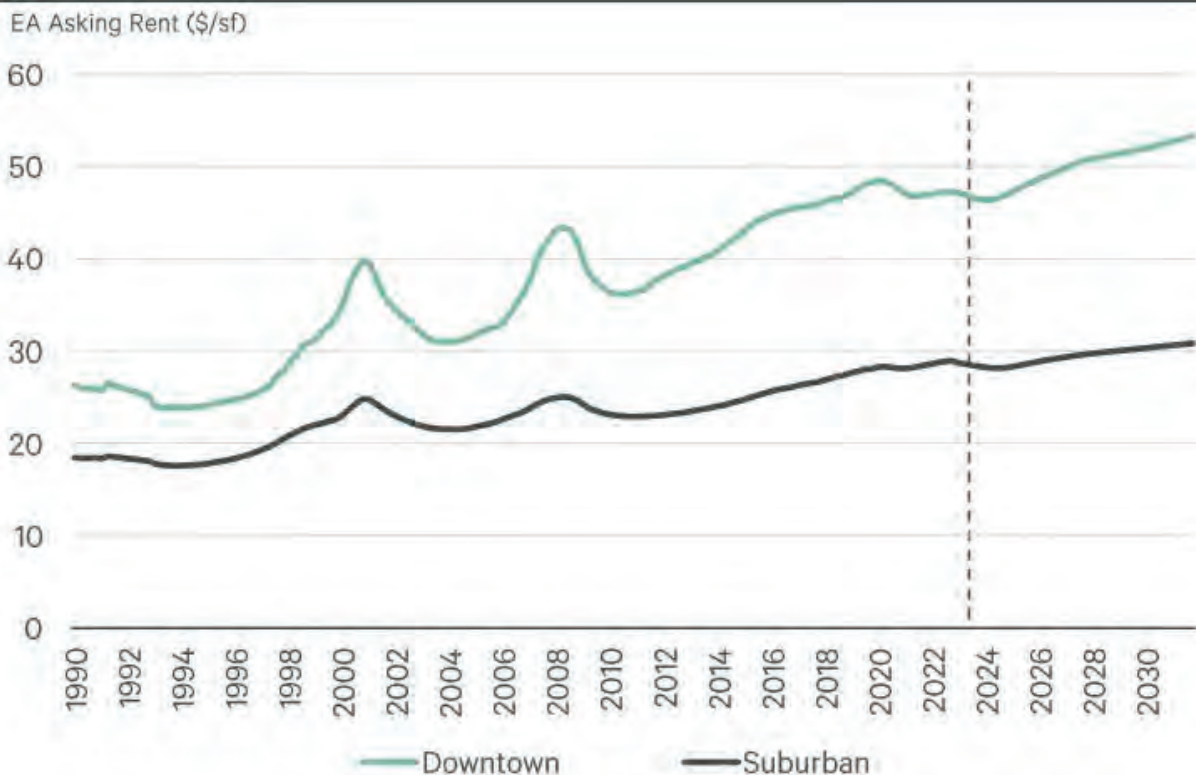
### Developers pull back, but demand for new, high-quality space will support some new development

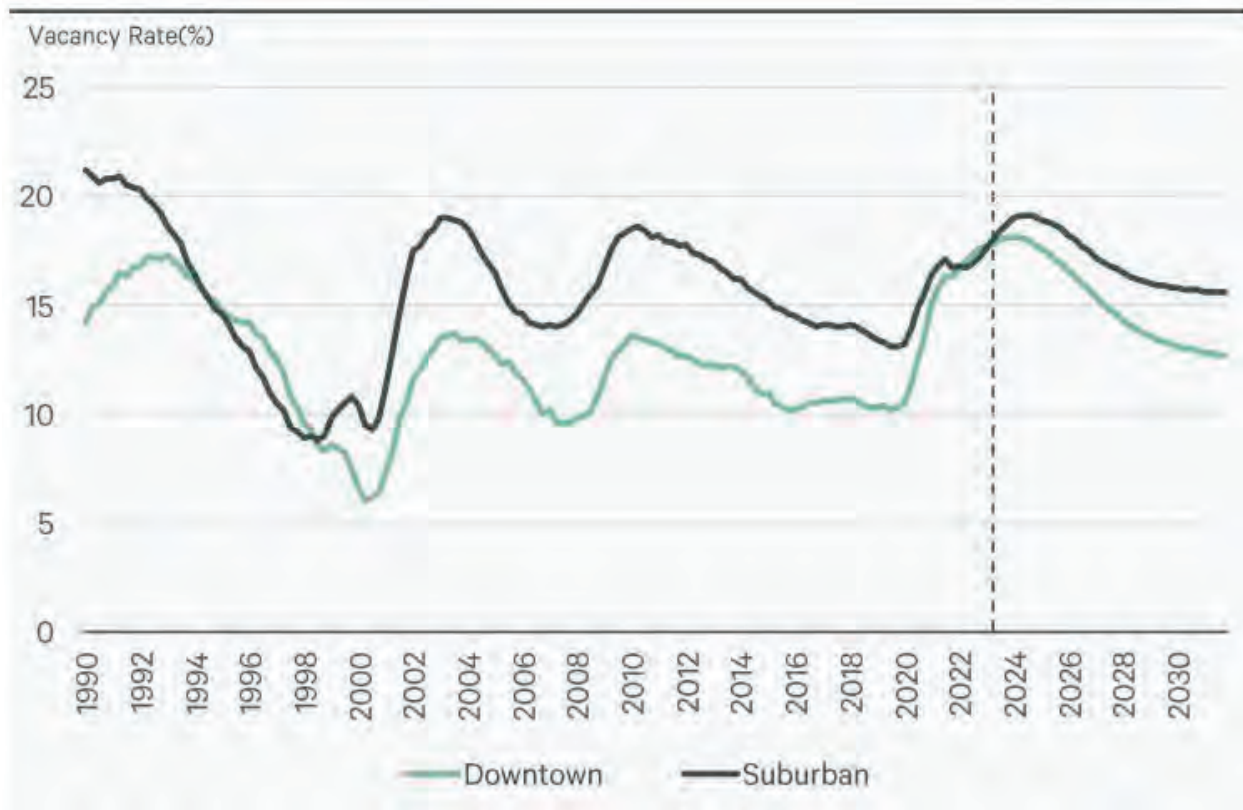
Supply forecasts for the next eight quarters are based on property-level construction pipeline data. Except for a few properties already moving ahead, we expect developers to pull back over the medium-term. Driven by a flight to quality, we expect the continued trend of developing higher-quality space with careful attention to providing the building amenities that tenants demand. Unlike in past cycles, supply doesn't accelerate to the same extent in later years as virtual work has a lasting impact.



### Downtowns are expected to perform better in the long run

The downtown vacancy rate surpassed suburban by 40 bps in Q4 2022. Rental decline for downtowns registered -2.7% while suburban shows a 2.3% increase compared with pre-covid levels. However, downtowns are expected to outperform in the long term. As the flight to quality intensifies, occupiers will continue to cluster around downtowns where most prime buildings are located, and talent resides.

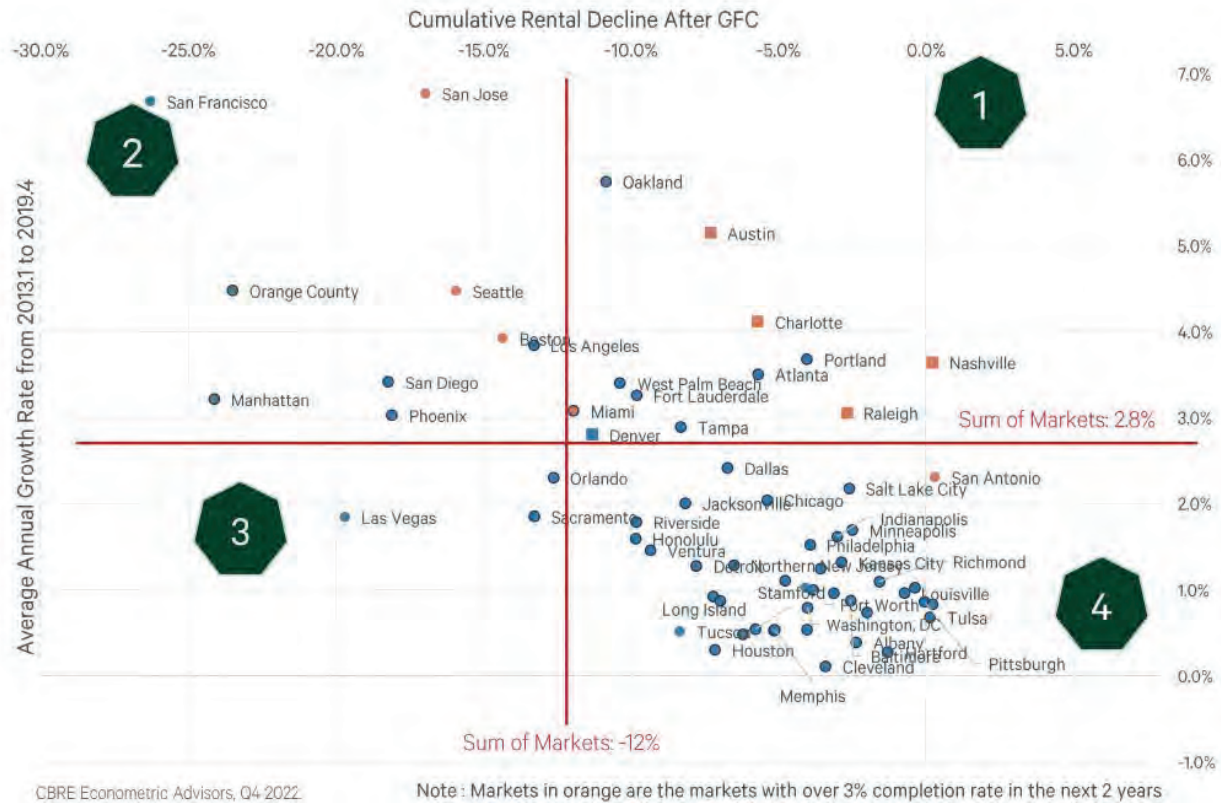




**Quadrant 1 markets have a history of outperforming in both downturns and recoveries, providing clues to near- and mid-term performance**

Most markets with the strongest employment growth forecast outperformed during the last cycle (many are in quadrant 1) and should continue to do so. Though markets in orange are at heightened risk of oversupply given the economic backdrop and virtual work. Quadrant 1: Minimal decline during downturn and high growth during recovery. Quadrant 2: Large decline during downturn but strong recovery. Quadrant 3: Large decline during downturn and slow recovery. Quadrant 4: Slow recovery but minimal decline during downturn.

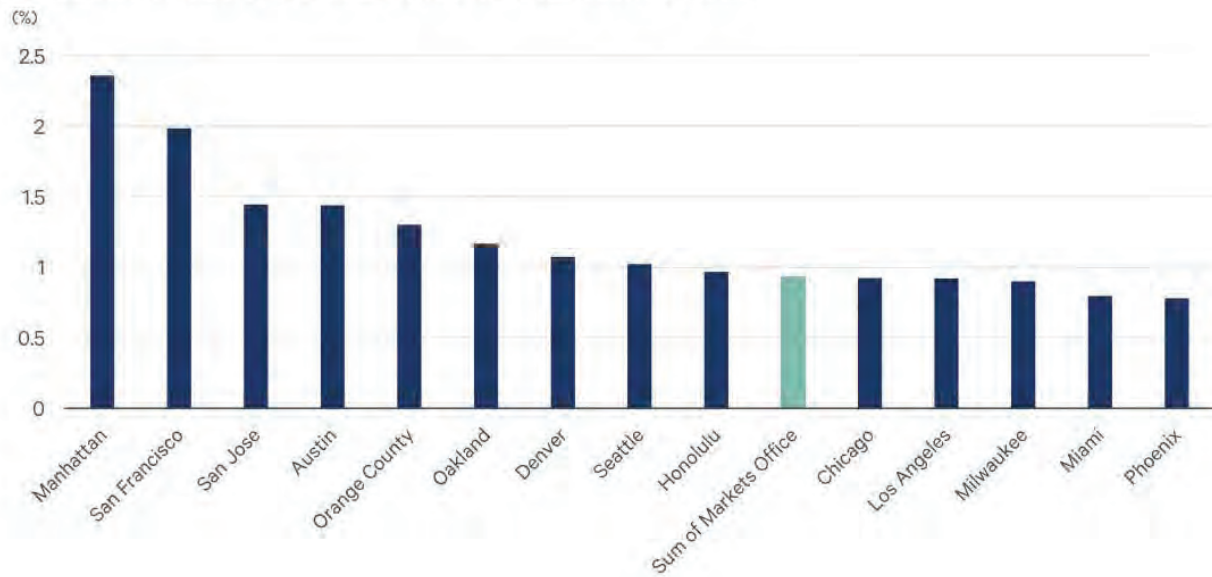




### Despite hybrid work impact, job growth still drives market performance

Most of the top 15 markets were also high growth markets before the pandemic. This rent growth is tied to strong office-using job gains, offsetting the reduction in space per employee associated with virtual work. The lack of supply in certain markets will also help rent growth. Markets like Miami are benefitting from new-to-market tenants moving away from gateway cities. Austin has the strongest rent growth in the next five years and is benefiting from its strong office-using employment growth (best among all the markets). Others like San Francisco and Manhattan are driven by rent mean-reverting to trend.

Top 15 Markets for Compound Annual Rent Growth in the Next 5 Years



### Now vs. then: comparing past downturns

The supply pipeline presents a modest headwind. It is more severe in certain markets and submarkets. A total of 66.9 MSF is expected to be delivered over the next two years for the Sum of Markets\*. The consistent demand for high-quality office space is expected to buoy the performance of these newer Class A properties with modern amenities and good locations, leaving a performance gap between them and older, lower-quality assets. Even in our Downside scenario, cumulative rent decline is notably more moderate than during prior downturns, speaking to the relatively sustainable fundamentals at the onset of the pandemic and use of concessions when facing vacancy increases.

**Hybrid Work Puts Pressure on What Would Otherwise be a Moderate Downturn**

Performance Metric	Current Forecast Ranges (Baseline to Downside)			2008 Global Financial Crisis	2001 dot-com
Cumulative Rent Decline	2.4%	to	4.3%	12.3%	18.1%
Peak Vacancy	18.7%	to	20.8%	16.9%	17.0%
Total Change in Vacancy	+640 bps	to	+850 bps	+390 bps	+840 bps
# Quarters Peak-to-Trough	15	to	17	11	11
# Years to Recovery	5.5	to	7	7.25	6.25
Supply (MSF delivered during cycle peak)	194 MSF (2019-2022)			221.2 MSF (2007-2010)	315.4MSF (2000-2003)
Additional sq. ft. of Vacant Space Added to the Market	290 MSF	to	378 MSF	158.4 MSF	291.8 MSF

\*Sum of Markets consists of 52 U.S. markets

**Economic Scenarios****Baseline Scenario**

The Baseline scenario assumes that economic growth will contract in early 2023. This scenario is predicted upon inflation steadily declining in 2023, allowing the Fed to ease the pace of rate tightening. The labor market could potentially hold up better than other components of the economy, especially if many firms choose to simply shelve expansion plans rather than terminate existing staff. Our Baseline view is that the pace of inflation peaked during summer 2022 and will fall to 4% Y-o-Y by year-end. Uncertainties surrounding China's reopening, global commodity prices, and the geopolitical backdrop are key risks. The combination of peaking inflation and weaker economic growth suggests that U.S. Treasury yields likely peaked in 2022 and will trend toward the low-3% range by year-end 2023.

CBRE EA BASELINE FORECAST							
	2019	2020	2021	2022	2023	2024	2025
GDP, %	2.3	(2.8)	5.9	2.0	0.2	1.3	2.8
Emp, %	1.3	(5.8)	2.8	4.1	0.5	(0.1)	0.2
CPI, %	1.8	1.2	4.7	8.0	4.7	3.1	2.5
10-yr Treasury, %	1.8	0.9	1.5	3.8	3.2	2.9	3.0

Note: Growth figures are based on annual averages—except the U.S. 10-year Treasury, which is the Q4 yield (%).  
BEA, BLS, Federal Reserve, CBRE Econometric Advisors, Q3 2022.

### Persistent Inflation Scenario

In this scenario, inflation will hover above 5% for much of 2023. Thus, the Fed will take even more aggressive action triggering more dislocation across financial markets and aggravating business decisions. Key drivers of this outcome would include the mix of a troublesome Chinese reopening that puts significant upward pressure on commodity prices. A poisonous cocktail of higher living costs and interest rates would pummel discretionary spending, causing a much more painful recession than our Baseline anticipates. This combo of higher capital costs and weaker economic growth would have an exceptionally pernicious impact on commercial real estate investment performance. Although we believe that many components of CPI are softening, this scenario should be taken very seriously as the geopolitical order remains tenuous. We are assigning a low-to-medium probability of this scenario coming to fruition.

## CBRE EA DOWNSIDE FORECAST

	2019	2020	2021	2022	2023	2024	2025
GDP, %	2.3	(2.8)	5.9	2.0	(1.5)	0.3	3.9
Emp, %	1.3	(5.8)	2.8	4.1	0.1	(1.2)	0.0
CPI, %	1.8	1.2	4.7	8.0	5.5	4.5	3.8
10-yr Treasury, %	1.8	0.9	1.5	3.8	4.5	4.4	4.5

Note: Growth figures are based on annual averages—except the U.S. 10-year Treasury, which is the Q4 yield (%).

**‘Soft Landing’ Scenario**

This scenario assumes that not only do the global risks associated with COVID-19 disappear, but that the international order becomes more supportive of economic growth. Most importantly, this involves lower energy prices and greater manufacturing capacity, especially in China. Because this scenario is predicated upon expanded growth capacity (e.g., greater labor force participation and productivity), higher economic growth can be achieved alongside lower rates of inflation. This scenario would create more stable capital markets and support higher asset prices. The probability of the Return of Pre-COVID (Soft Landing) scenario fully materializing could increase if China’s reopening expands global productive capacity and demand without igniting fresh inflation.

## CBRE EA UPSIDE FORECAST

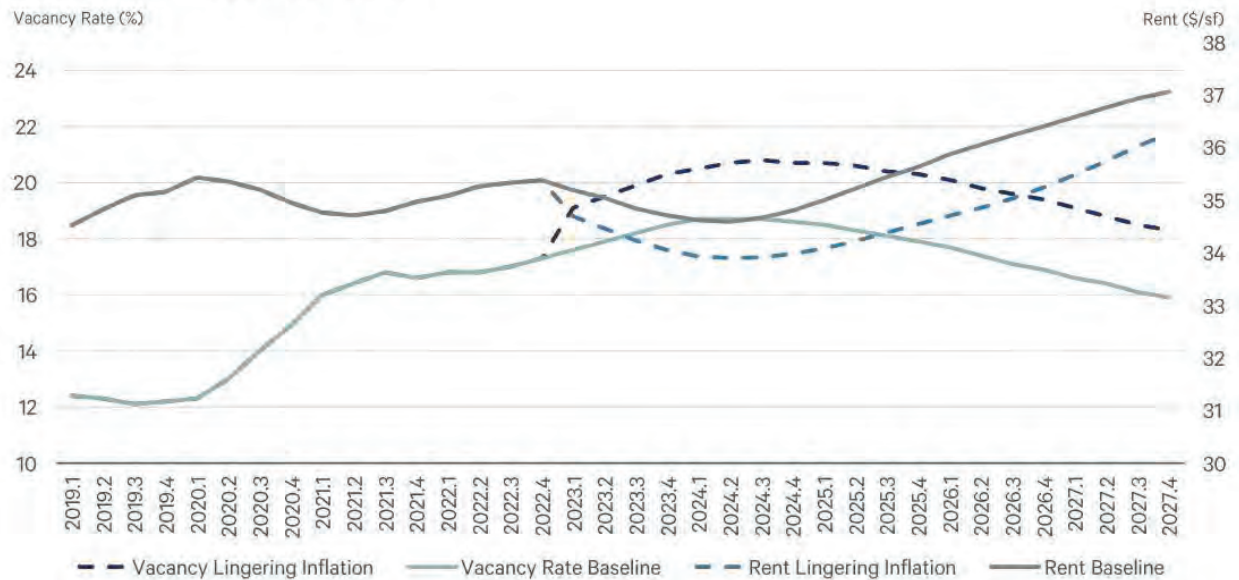
	2019	2020	2021	2022	2023	2024	2025
GDP, %	2.3	(2.8)	5.9	2.0	1.2	3.0	2.6
Emp, %	1.3	(5.8)	2.8	4.1	0.8	0.9	0.9
CPI, %	1.8	1.2	4.7	8.0	4.3	2.5	2.2
10-yr Treasury, %	1.8	0.9	1.5	3.8	2.8	2.8	2.9



### Persistent Inflation Office Scenario

Persistent Inflation scenario would mean weaker demand and more rent decline. In a persistent inflation scenario, vacancy is expected to keep increasing, peak later in H2 2024, and stay higher for longer. It will also lead to a higher long-term vacancy rate. In the short-term, inflation will not transfer easily to nominal rent growth given the current environment of generally weak landlord pricing power—especially in commodity office spaces. Over time, inflation will have a bigger impact on nominal rent growth once the market reaches a steady state and pricing power starts to shift back to landlords.

**Office Vacancy and EA Asking Rents**



## METROPOLITAN PHILADELPHIA - PA OFFICE MARKET OVERVIEW

### Recent Performance

The following table summarizes historical and projected performance for the overall metropolitan Philadelphia - PA office market, as reported by CoStar.

PHILADELPHIA - PA OFFICE MARKET								
Year Ending	Inventory (SF)	Completions (SF)	Occupied Stock (SF)	Occupancy	Asking Rent (\$/SF Gross)	Asking Rent Change	Net Absorption (SF)	Transaction Price Per Area (SF)
2018	324,668,668	2,327,953	298,787,904	92.0%	\$24.93	2.84%	2,246,429	\$213.57
2019	325,118,660	449,992	298,342,016	91.8%	\$26.36	5.74%	-430,908	\$140.76
2020	325,216,338	83,047	295,396,768	90.8%	\$26.55	0.72%	-2,961,655	\$269.63
2021	325,503,070	286,732	293,903,392	90.3%	\$26.72	0.65%	-1,548,737	\$135.20
Q1 2022	325,376,227	-126,843	292,792,512	90.0%	\$26.85	0.46%	-1,055,524	\$211.51
Q2 2022	325,253,734	-122,493	293,407,104	90.2%	\$26.96	0.44%	614,588	\$124.42
Q3 2022	325,700,826	447,092	292,477,408	89.8%	\$27.09	0.46%	-929,707	\$112.71
Q4 2022	325,959,483	258,657	291,767,008	89.5%	\$27.14	0.19%	-710,380	\$136.37
2022	325,959,483	456,413	291,767,008	89.5%	\$27.14	1.56%	-2,081,023	\$136.37
Q1 2023	325,454,890	-504,593	291,229,440	89.5%	\$27.18	0.13%	-537,575	\$156.98
Q2 2023*	325,866,827	411,937	291,016,768	89.3%	\$27.24	0.24%	-212,514	\$113.54
Q3 2023*	325,973,561	106,734	289,777,120	88.9%	\$27.24	-0.01%	-1,235,814	-
Q4 2023*	326,719,525	745,964	288,750,432	88.4%	\$27.20	-0.14%	-1,019,849	-
2023*	326,719,525	760,042	288,750,432	88.4%	\$27.20	0.21%	-3,005,752	-
2024*	326,643,249	-76,276	288,366,144	88.3%	\$26.95	-0.91%	-360,892	-
2025*	326,466,026	-177,223	288,813,440	88.5%	\$27.21	0.98%	468,898	-
2026*	326,263,004	-203,022	289,306,848	88.7%	\$27.63	1.51%	509,988	-
2027*	326,278,838	15,834	289,948,096	88.9%	\$27.99	1.33%	661,960	-
2028*	326,400,766	121,928	290,810,048	89.1%	\$28.35	1.26%	882,439	-

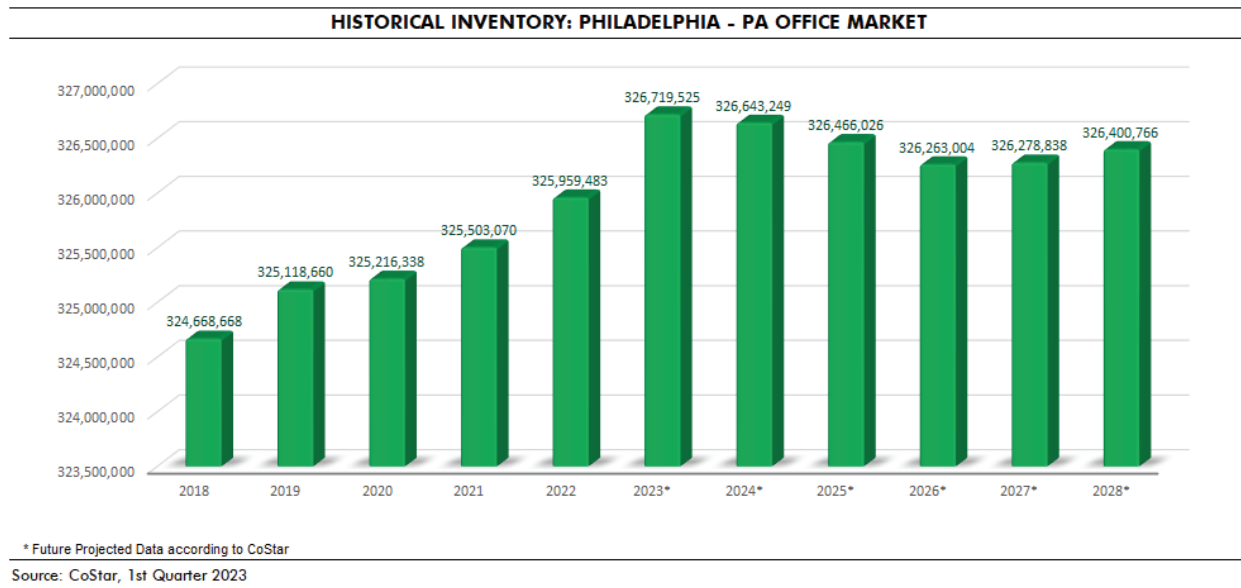
\* Future Projected Data according to CoStar

Source: CoStar, 1st Quarter 2023

The Philadelphia - PA office market consists of approximately 325,454,890 square feet of office space. The following observations are noted from the table above:

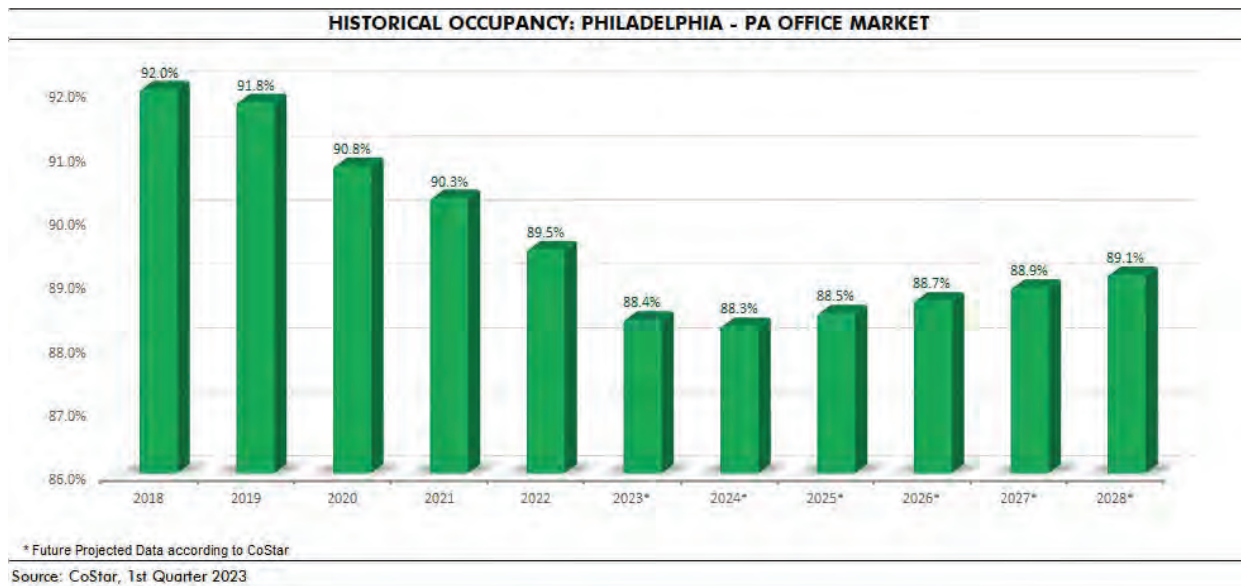
- As of 1st Quarter 2023, there was approximately 291,229,440 square feet of occupied office space (including sublet space), resulting in an occupancy rate of 89.5% for the metro area. This reflects no change from the previous quarter's occupancy of 89.5%, and no change from an occupancy rate of 89.5% from the prior year.
- The area experienced negative 537,575 square feet of net absorption for the current quarter. This indicates an improvement from the previous quarter's negative 710,380 square feet of net absorption, and an improvement from the negative 2,081,023 square feet of net absorption from the prior year.
- The area had completions of negative 504,593 square feet for the current quarter, which indicates a decrease from the previous quarter's completions of positive 258,657 square feet, and indicates a decline from completions of positive 456,413 square feet from the prior year.
- The area achieved average asking rent of \$27.18 per square foot, which indicates a small increase from the previous quarter's asking rent of \$27.14 per square foot, and a small increase from the asking rent of \$27.14 per square foot from the prior year.

## Historical Inventory – Market



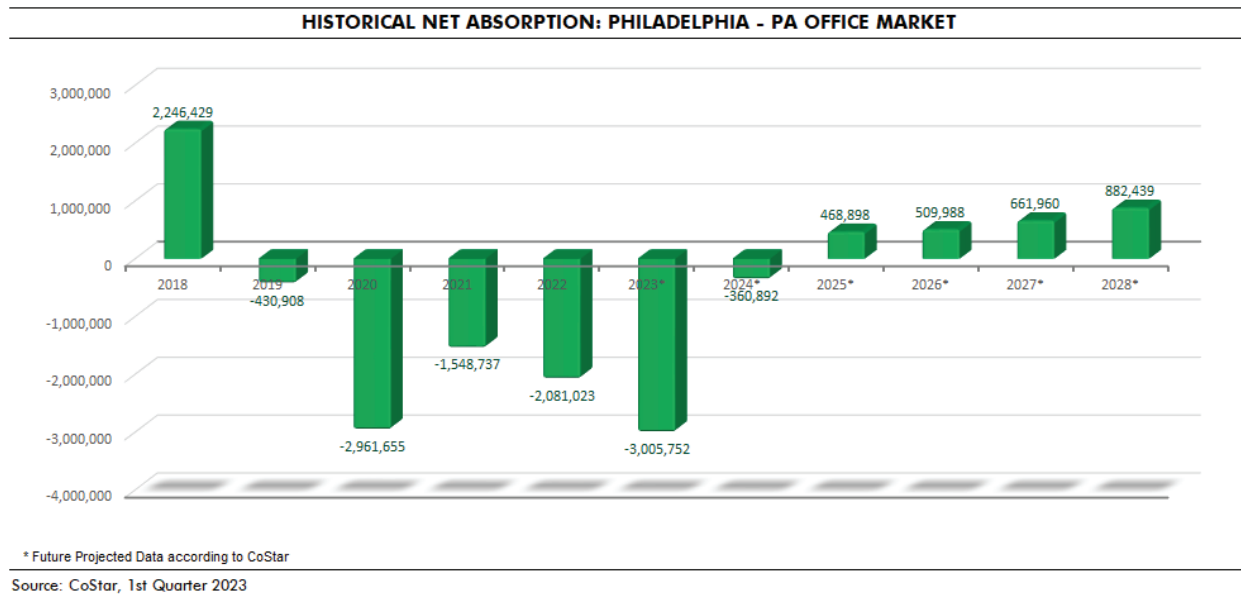
Inventory is projected to be 326,719,525 square feet at the end of the current year, which represents an increase from the previous year's inventory of 325,959,483 square feet. Inventory for next year is projected to be 326,643,249 square feet, reflecting a decrease from the current year.

## Historical Occupancy - Market



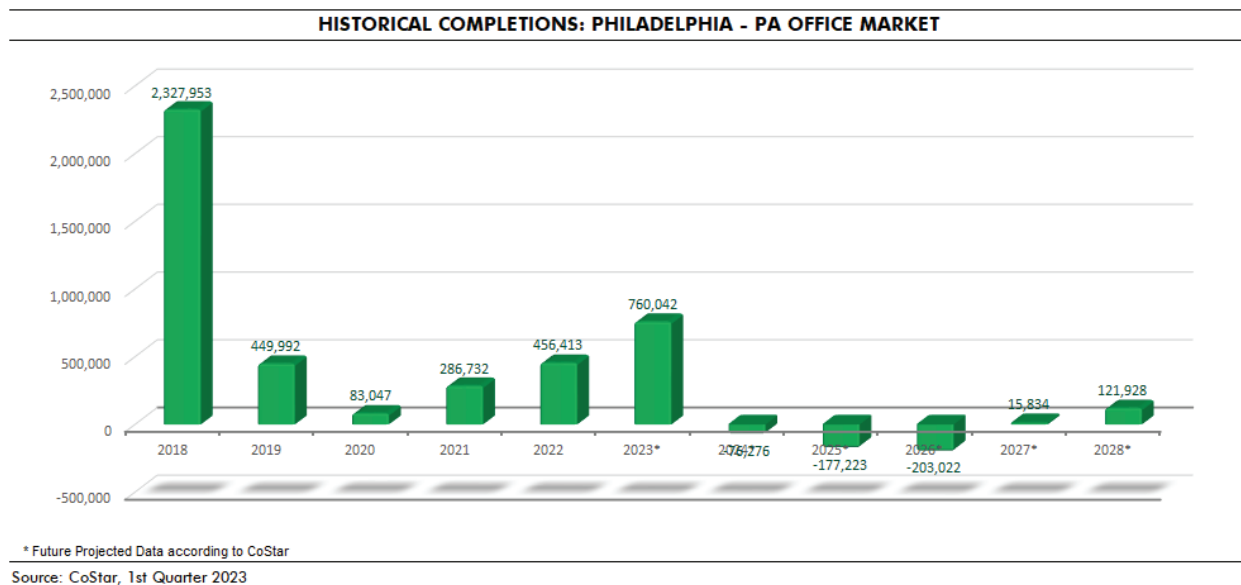
At the end of the current year, the occupancy rate is projected to be 88.4%, which reflects a decrease from the 89.5% occupancy rate at the end of the prior year. Occupancy for next year is projected to be 88.3%, reflecting a small decrease from the current year.

## Historical Net Absorption - Market



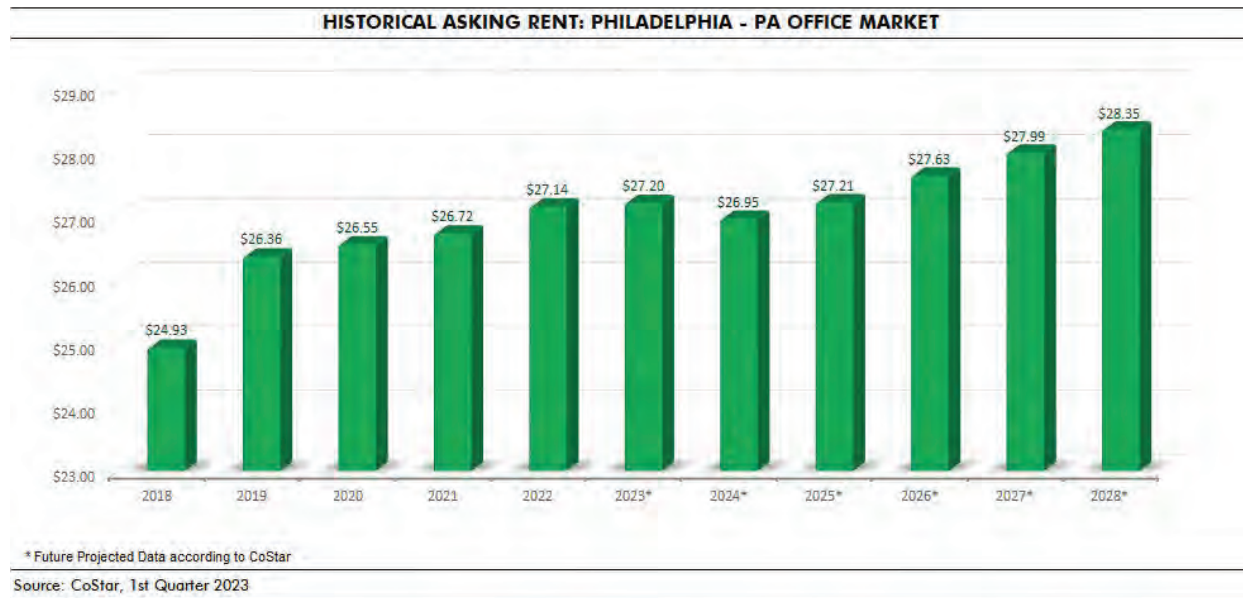
At the end of the current year, the area is projected to experience negative 3,005,752 square feet of net absorption, which indicates a decline from the negative 2,081,023 square feet of net absorption for the previous year. The area is projected to experience negative 360,892 square feet of net absorption as of the end of next year, which indicates an improvement from the current year.

## Historical Completions - Market



The area is projected to achieve completions of positive 760,042 square feet for the current year, which indicates an improvement from the previous year's completions of positive 456,413 square feet. The area is projected to experience completions of negative 76,276 square feet as of the end of next year, which indicates a decline from the current year.

## Historical Asking Rent - Market



The area is projected to achieve average asking rent of \$27.20 per square foot at the end of the current year, which indicates an increase from the previous year's asking rent of \$27.14 per square foot. The area is projected to achieve asking rent of \$26.95 per square foot by the end of next year, indicating a decrease from the current year.

## SUBMARKET SNAPSHOT

The following table summarizes the supply of office square footage for each submarket within the Philadelphia - PA market as of 1st Quarter 2023.

### South Camden County Submarket

Important characteristics of the South Camden County office market are summarized below:

SOUTH CAMDEN COUNTY OFFICE SUBMARKET							
Year Ending	Inventory (SF)	Completions (SF)	Occupied Stock (SF)	Occupancy	Asking Rent (\$/SF Gross)	Asking Rent Change	Net Absorption (SF)
2018	7,542,765	-12,175	6,930,757	91.9%	\$21.36	-0.78%	-51,798
2019	7,542,765	0	6,873,633	91.1%	\$21.75	1.82%	-57,124
2020	7,546,725	3,960	6,522,433	86.4%	\$21.94	0.86%	-351,200
2021	7,541,551	-5,174	6,643,576	88.1%	\$22.24	1.39%	121,143
Q1 2022	7,537,879	-3,672	6,715,300	89.1%	\$22.21	-0.14%	71,724
Q2 2022	7,537,879	0	6,887,253	91.4%	\$22.33	0.53%	171,953
Q3 2022	7,537,879	0	6,927,909	91.9%	\$22.44	0.48%	40,656
Q4 2022	7,539,379	1,500	6,908,795	91.6%	\$22.51	0.33%	-19,114
2022	7,539,379	-2,172	6,908,795	91.6%	\$22.51	1.22%	265,219
Q1 2023	7,539,379	0	6,914,026	91.7%	\$22.53	0.09%	5,231
Q2 2023*	7,539,379	0	6,903,297	91.6%	\$22.59	0.26%	-10,726
Q3 2023*	7,535,519	-3,860	6,865,618	91.1%	\$22.60	0.05%	-37,504
Q4 2023*	7,531,387	-4,132	6,827,159	90.6%	\$22.58	-0.08%	-38,097
2023*	7,531,387	-7,992	6,827,159	90.6%	\$22.58	0.32%	-81,096
2024*	7,514,767	-16,620	6,804,055	90.5%	\$22.44	-0.65%	-21,850
2025*	7,498,698	-16,069	6,811,449	90.8%	\$22.72	1.26%	8,570
2026*	7,483,446	-15,252	6,822,198	91.2%	\$23.13	1.80%	11,547
2027*	7,468,628	-14,818	6,823,352	91.4%	\$23.51	1.63%	2,314
2028*	7,454,128	-14,500	6,822,988	91.5%	\$23.87	1.56%	733

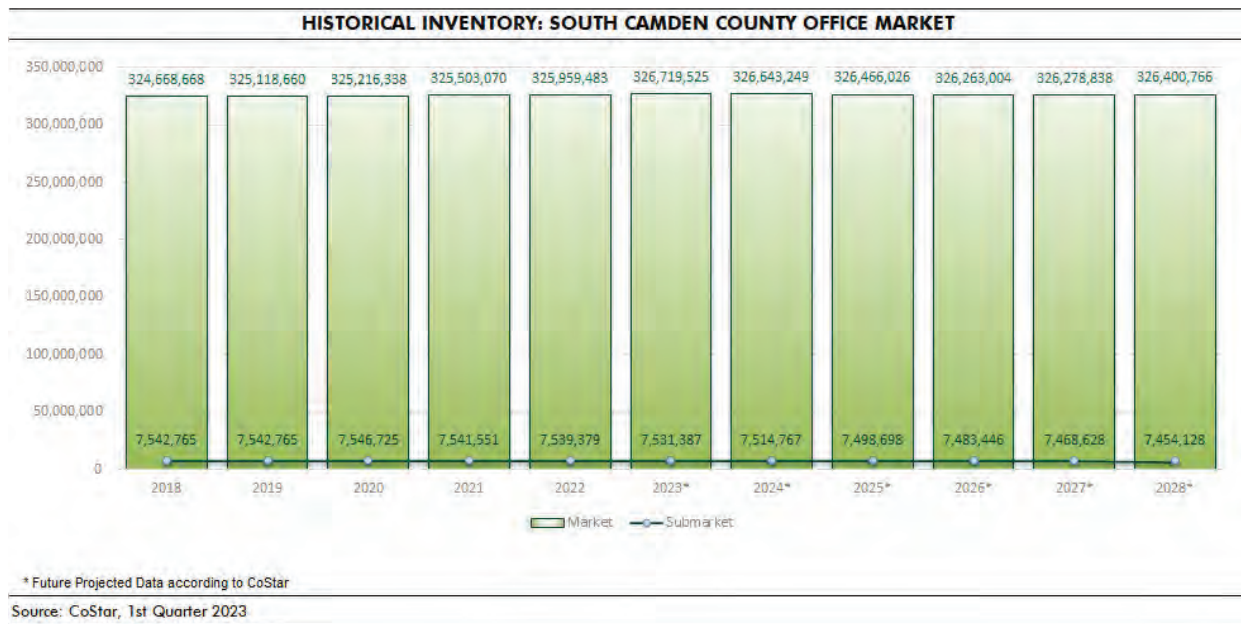
\*Future Projected Data according to CoStar  
Source: CoStar, 1st Quarter 2023



The South Camden County office submarket consists of approximately 7,539,379 square feet of office space. The current submarket inventory represents approximately 2.3% of the overall market inventory. The following observations were noted from the table above:

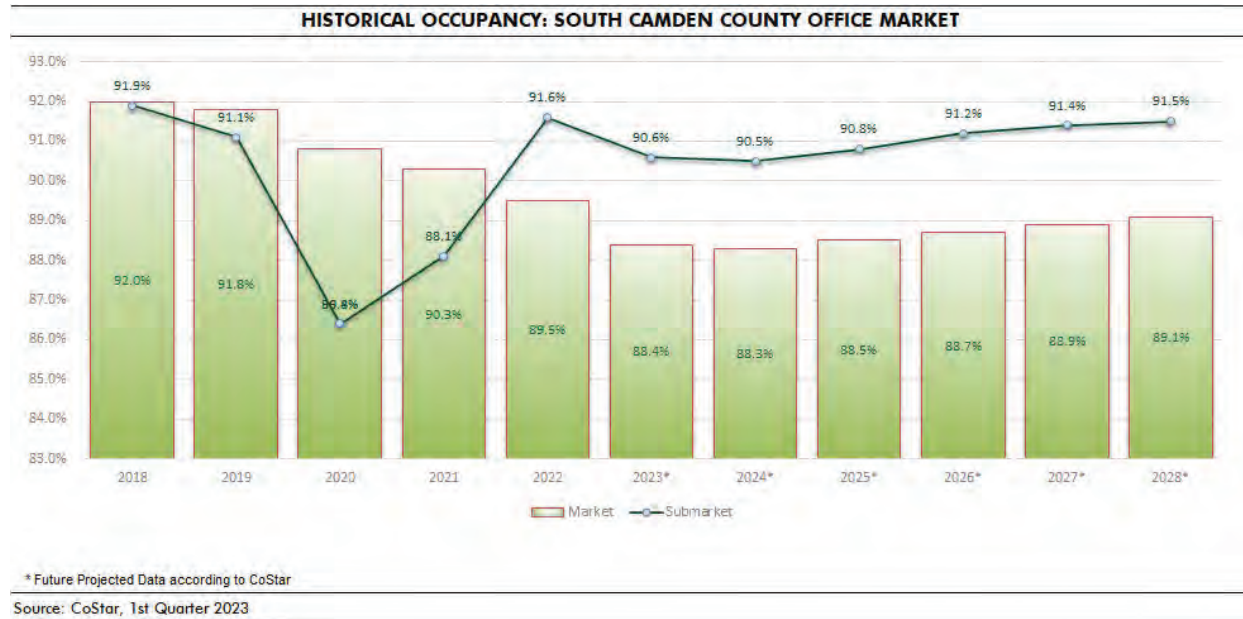
- As of 1st Quarter 2023, there was approximately 6,914,026 square feet of occupied office space (including sublet space), resulting in an occupancy rate of 91.7% for the submarket. This reflects a small increase from the previous quarter's occupancy of 91.6%, and a small increase from an occupancy rate of 91.6% from the prior year. The submarket occupancy is above the 89.5% market occupancy.
- The submarket experienced positive 5,231 square feet of net absorption for the current quarter. This indicates an improvement from the previous quarter's negative 19,114 square feet of net absorption, and a decline from the positive 265,219 square feet of net absorption from a year ago. The submarket's current net absorption of positive 5,231 square feet compares favorably with the overall market net absorption of negative 537,575 square feet.
- The submarket had zero completions for the current quarter, which indicates a decrease from the previous quarter's completions of positive 1,500 square feet, and an increase from the completions of negative 3,672 square feet from the prior year.
- The submarket achieved average asking rent of \$22.53 per square foot, which indicates a small increase from the previous quarter's asking rent of \$22.51 per square foot, and a small increase from the asking rent of \$22.51 per square foot from the prior year. The submarket's current asking rent of \$22.53 per square foot is below the overall market asking rent of \$27.18 per square foot.

### Historical Inventory - Submarket



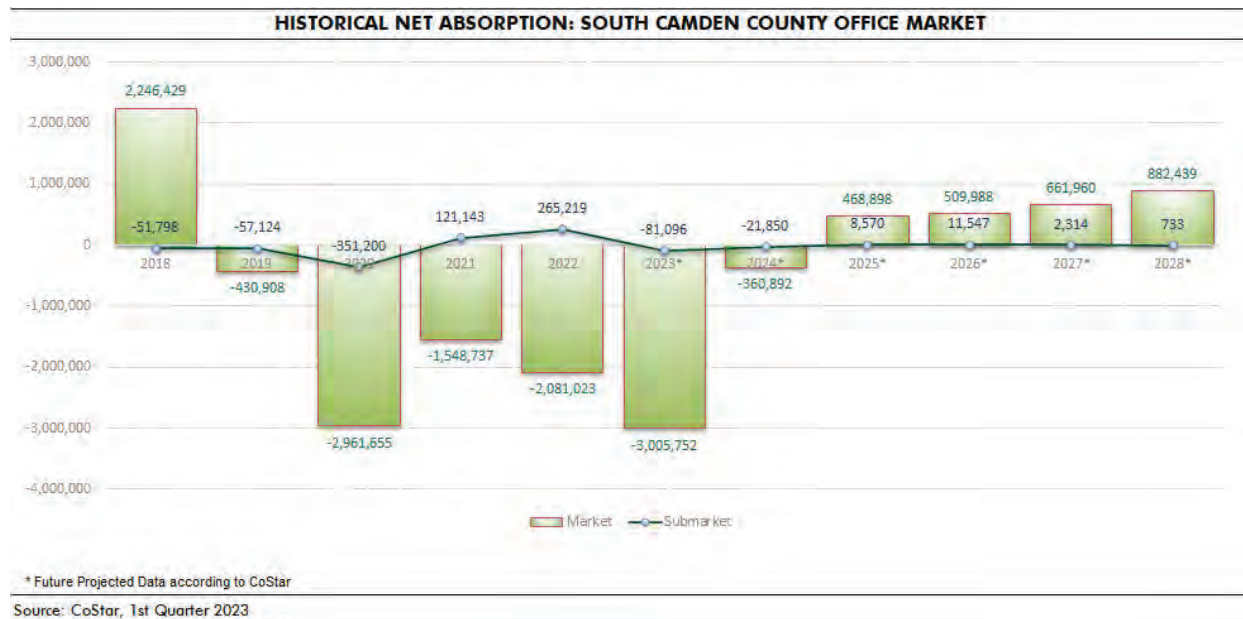
Submarket Inventory is projected to be 7,531,387 square feet at the end of the current year, which represents a decrease from the previous year's submarket inventory of 7,539,379 square feet. Inventory for next year is projected to be 7,514,767 square feet, reflecting a decrease from the current year.

### Historical Occupancy - Submarket



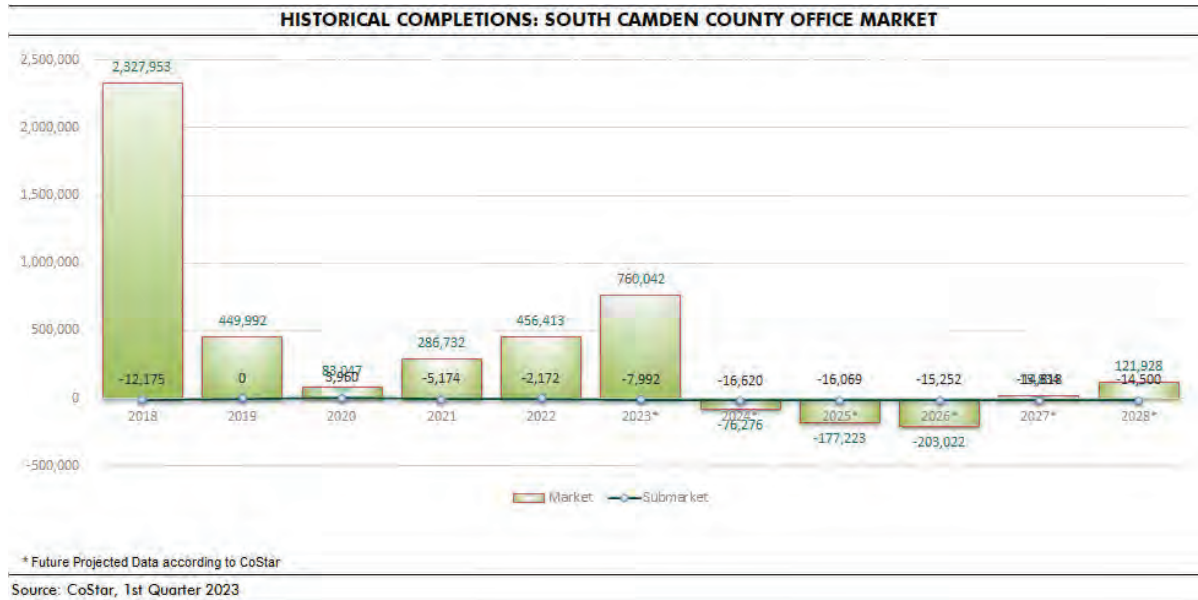
Submarket occupancy is projected to be 90.6% at the end of the current year, which represents a decrease from the previous year's submarket occupancy of 91.6%. Submarket occupancy for next year is projected to be 90.5%, reflecting a small decrease from the current year.

### Historical Net Absorption - Submarket



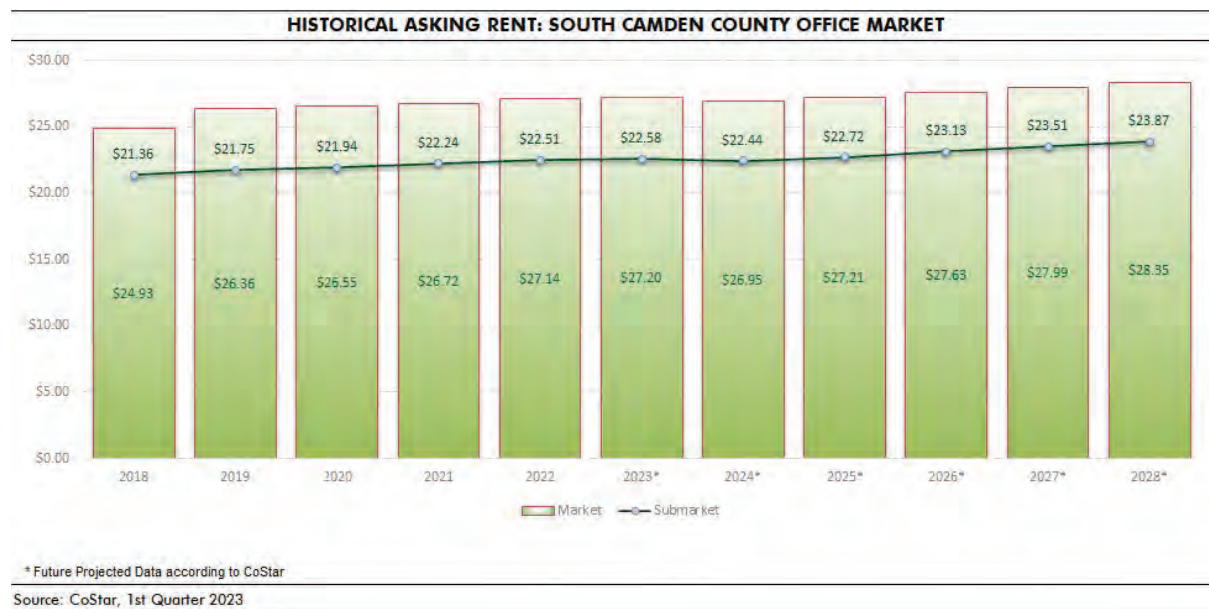
Net absorption in the submarket is projected to be negative 81,096 square feet at the end of the current year, reflecting a decline from the previous year's net absorption of positive 265,219 square feet. Net absorption for next year is projected to be negative 21,850 square feet, indicating an improvement from the current year.

### Historical Completions - Submarket



The submarket is projected to achieve completions of negative 7,992 square feet at the end of the current year, which indicates a decline from the previous year's completions of negative 2,172 square feet. The submarket is projecting completions of negative 16,620 square feet for next year, which indicates a decline from the current year.

### Historical Asking Rent - Submarket





The submarket is projected to achieve average asking of \$22.58 per square foot at the end of the current year, which represents an increase from the previous year's asking rent of \$22.51 per square foot. The submarket is projected to achieve average asking rent of \$22.44 per square foot, reflecting a decrease from the current year.

### Demand Generators

Demand for office space in Southern New Jersey primarily emanates from expansion of the numerous smaller firms that comprise the majority of office users in the area.

### NATIONAL SUBURBAN OFFICE MARKET – PWC SURVEY 1Q2023

In order to gauge current investment trends in the market, we have reviewed the latest market survey provided by Price Waterhouse Cooper. PwC indicates that some investors believe that work-from-home trends continue to disrupt the supply-demand balance in many suburban office areas, causing them to move to the sidelines. "We are less actively pursuing new deals in this group," shares an investor. While a few investors feel that selling assets is the best strategy for 2023, most feel it is best to hold assets. The average amount of free rent offered on a ten-year lease in this market increases to ten months this quarter – up from nine months in the prior quarter. The average overall cap rate stays relatively steady at 6.00% this quarter with investors evenly split on whether rates will rise or fall over the next six months.

NATIONAL SUBURBAN OFFICE MARKET					
First Quarter 2023					
	CURRENT	LAST QUARTER	1 YEAR AGO	3 YEARS AGO	5 YEARS AGO
<b>DISCOUNT RATE (IRR)<sup>a</sup></b>					
Range	6.50% – 9.00%	6.00% – 9.50%	6.25% – 10.00%	6.00% – 10.00%	6.00% – 12.00%
Average	7.84%	7.63%	7.60%	7.54%	8.32%
Change (Basis Points)		+ 21	+ 24	+ 30	- 48
<b>OVERALL CAP RATE (OAR)<sup>a</sup></b>					
Range	4.65% – 8.00%	4.25% – 7.75%	4.50% – 9.00%	4.30% – 9.00%	4.35% – 10.00%
Average	6.24%	6.00%	6.13%	6.36%	6.61%
Change (Basis Points)		+ 24	+ 11	- 12	- 37
<b>RESIDUAL CAP RATE</b>					
Range	6.00% – 9.00%	5.25% – 8.00%	4.75% – 8.00%	5.25% – 9.00%	6.00% – 11.50%
Average	7.30%	6.75%	6.35%	6.98%	7.59%
Change (Basis Points)		+ 55	+ 95	+ 32	- 29
<b>MARKET RENT CHANGE<sup>b</sup></b>					
Range	(4.00%) – 3.00%	0.00% – 3.00%	0.00% – 5.00%	0.00% – 5.00%	0.00% – 5.00%
Average	0.60%	1.40%	1.70%	2.00%	1.86%
Change (Basis Points)		- 80	- 110	- 140	- 126
<b>EXPENSE CHANGE<sup>b</sup></b>					
Range	0.00% – 6.00%	0.00% – 3.00%	0.00% – 3.00%	0.00% – 3.00%	0.00% – 4.00%
Average	2.90%	2.30%	2.08%	2.21%	2.68%
Change (Basis Points)		+ 80	+ 82	+ 69	+ 22
<b>MARKETING TIME<sup>c</sup></b>					
Range	1 – 15	1 – 15	1 – 15	1 – 12	1 – 12
Average	8.4	7.0	7.0	5.8	6.5
Change (▼, ▲, =)		▲	▲	▲	▲

a. Rate on unleveraged, all-cash transactions b. Initial rate of change c. In months

## COMPETITIVE PROPERTIES

Comparable properties were surveyed in order to identify the current occupancy within the competitive market. The comparable data is summarized in the following table:

SUMMARY OF COMPARABLE OFFICE RENTALS				
Comp. No.	Name	Address	Municipality	Occupancy
1	Echelon Plaza II	221 Laurel Road	Voorhees, NJ	93%
2	400 Voorhees Corporate Center	400 Laurel Oak Road	Voorhees, NJ	62%
3	Laurel Oak Corporate Center	1020 Laurel Oak Road	Voorhees, NJ	69%
4	600 Laurel Oak Road	600 Laurel Oak Road	Voorhees, NJ	100%
5	Voorhees Corporate Center	1005-1007 Laurel Oak Road	Voorhees, NJ	100%
6	Laurel Oak Corporate Center	1025 Laurel Oak Road	Voorhees, NJ	100%
7	1000 Voorhees Drive	1000 Voorhees Drive	Voorhees, NJ	100%
8	Laurelwood Corporate Center	1101-1105 Laurel Oak Road	Voorhees, NJ	88%
9	Laurel Oak Corporate Center	1010 Haddonfield Berlin Road	Voorhees, NJ	92%
10	220 Laurel Road	220 Laurel Road	Voorhees, NJ	83%
11	Plaza at Main Street	1000 Main Street	Voorhees, NJ	100%
12	Four Echelon Plaza	201 Laurel Road	Voorhees, NJ	62%
13	Greens at Laurel Oak	1202 Laurel Oak Road	Voorhees, NJ	97%
14	333 Voorhees Corporate Center	333 Laurel Oak Road	Voorhees, NJ	100%
15	700 Laurel Oak Road	700 Laurel Oak Road	Voorhees, NJ	100%
16	One Executive Campus	Route 70 at Cuthbert Boulevard	Cherry Hill, NJ	100%
17	Two Executive Campus	2 Executive Campus	Cherry Hill, NJ	82%
18	Three Executive Campus	3 Executive Campus	Cherry Hill, NJ	77%
19	Four Executive Campus	771 Cuthbert Boulevard	Cherry Hill, NJ	100%
20	Five Executive Campus	Route 70 at Cuthbert Boulevard	Cherry Hill, NJ	100%
21	Six Executive Campus	Route 70 at Cuthbert Boulevard	Cherry Hill, NJ	100%
22	Cherry Tree Corporate Center	535 Route 38	Cherry Hill, NJ	91%
23	Five Greentree	525 Route 73	Cherry Hill, NJ	93%
24	Liberty View	457 Haddonfield Road	Cherry Hill, NJ	91%
25	Woodland Falls	200-220 Lake Drive	Cherry Hill, NJ	97%
26	Towne Place	951 Haddonfield Road	Cherry Hill, NJ	100%
27	Colwick 51	51 Haddonfield Road	Cherry Hill, NJ	82%
28	Cherry Hill Commerce Center	1800 W. Chapel Ave	Cherry Hill, NJ	84%
29	Woodcrest Corporate Center	101 & 111 Woodcrest Road	Cherry Hill, NJ	100%
30	Cherry Hill Plaza	1415 Route 70	Cherry Hill, NJ	100%
Subject Voorhees Tech Center Building 1				
Compiled by CBRE				

In order to gauge the directly competitive market to the subject, we have surveyed 30 other quality office buildings that feature significant blocks of suburban office space in reasonable proximity to the subject.



Overall, those 30 comparables feature a total of 2.275 million square feet with occupancies ranging from a low of 62% to a high of 100%. As can be seen, the majority of competitive properties in the submarket are reasonably well leased and currently average occupancy of 91.1%.

## SUBJECT ANALYSIS

### Absorption

The subject is currently vacant. In addition, current ownership was unresponsive to requests to access the property or discuss current operations. Before vacating in 2022, Comcast occupied 146,702 square feet or about 70% of the subject space for the past several years. In addition, the Harris School occupied 18,150 square feet or about 9% of the subject space, before closing in 2020. The balance of the subject space has been largely vacant for the past 10+ years. Overall, given the significant lease up required at the property, we have projected a 36 month absorption period to reach a stabilized occupancy.

### Occupancy

The subject's occupancy is detailed in the following chart.

OCCUPANCY	
Year	% PGI
2020	79%
<b>CBRE Estimate</b>	<b>92%</b>
Compiled by CBRE	

Based on the foregoing analysis, CBRE, Inc.'s conclusion of stabilized occupancy for the subject is illustrated in the following table. This estimate considers both the physical and economic factors of the market.

OCCUPANCY CONCLUSIONS	
Phila Metro	89.5%
Camden County	91.7%
Rent Comparables	91.1%
Subject's Current Occupancy	0.0%
Subject's Stabilized Occupancy	92.0%
Compiled by CBRE	

## CONCLUSION

Employment growth was positive in April with the economy adding 253,000 jobs, across nearly all industries. This was a somewhat of a surprise considering the downward trend that had marked the first quarter and was expected to continue. At the same time, the unemployment rate fell to 3.4 percent, close to historic lows and significantly lower than its peak in January 2020.

Since the beginning of 2021, the labor market has been historically tight as employers continue to look for ways to reverse sudden, mass layoffs and navigate large shifts in demand. Average hourly earnings among private sector workers are up slightly from the previous month. This, however, is below inflation, which rose 4.9 percent in April of 2022, slightly less than predicted, but still continuing its high trend. While inflation has slowed for the tenth month in a row since its high in June 2022, it marks the 27th consecutive month the inflation rate has stayed above the Fed's target as global commodities rally, rising demand, wage pressures, supply chain disruptions and a low base effect from last year continue to push prices up.

Both the April figures for unemployment (3.4 percent) and number of unemployed persons (5.7 million) have now reached pre-pandemic levels in February 2020 (3.5 percent and 5.7 million, respectively). Further, the labor-force participation rate or share of people working or seeking work remained at 62.6 percent in April, which remains 70 basis points lower than that in February 2020. It seems that many workers have retired rather than attempt to get their old jobs back, while others continue to fear becoming sick from COVID.

Persistent widespread labor shortages are impacting many companies and industries across the country. Those shortages are positively impacting wage rates but lowering productivity. While beneficial for many individual workers, these factors could ultimately restrain growth in the general economy.

A structural shift in demand for office space has occurred nationally through a change in the manner in which American companies now conduct much of their businesses. Only in a build-to-suit situation, in which the agreed upon lease payments economically justify construction costs, would new office development be feasible at this time.

Demographers project increased employment opportunities in Suburban Philadelphia over the next decade. While not all of those new jobs will be housed in commercial office space, certainly a sizable portion will be in this information age. However, only those office complexes with an attractive and functional design at a highly accessible location can be expected to succeed. In regard to the subject, the property features average overall location and condition. Further, the subject offers various areas of limited functionality with mostly windowless office data/call center space. In consideration of these factors, the subject will require significant capital available for tenant improvement allowances, leasing commissions, and other capital upgrades, in order to regain its fair share of the market.

## Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- legally permissible;
- physically possible;
- financially feasible; and
- maximally productive.

The highest and best use analysis of the subject is discussed below.

### AS VACANT

#### Legally Permissible

The legally permissible uses were discussed in the Site Analysis and Zoning Sections. The first constraint imposed on the possible use of the site is dictated by the private restrictions of deed and the public restrictions of zoning. The subject site is zoned for office, light industrial, and limited commercial uses.

#### Physically Possible

The subject is adequately served by utilities, has an adequate shape and size, sufficient access, etc., to be a separately developable site. The subject site would reasonably accept a site layout for any of the legally probable uses. There are no known physical reasons why the subject site would not support any legally probable development. The existence of the present development on the site provides additional evidence for the physical possibility of development.

Compatibility with existing surrounding land uses is also an important physical consideration for a harmonious development. In the Neighborhood Analysis section of this report, we note that the area immediately surrounding and directly influencing the subject to be primarily characterized by office, commercial and light industrial commercial land uses. Thus, from a physical perspective, an office or industrial development of the site would be the most homogeneous use of the land that is legally permissible.

#### Financial Feasibility

After analyzing the legally permissible and physically possible aspects of the site, a particular use must show a positive return on investment or profit above development costs for it to be deemed financially feasible. The Area Analysis section of this report presents demographic and general economic trends that are positive but remain challenging for the development of suburban office. As outlined in the Market Analysis section, lenders have instituted stricter lending requirements but capital is still available. Development of office or light industrial product continues to only be economically feasible when supported by the credit of a major user or tenant. Thus, we conclude that industrial or office utilization of the subject site would be financially feasible only under those circumstances.

### Maximum Profitability

Among the financially feasible uses, the use that provides the highest rate of return is the highest and best use of the land. Given the subject's zoning requirements, its physical traits, and the nature of the local real estate market, we conclude that an industrial development, supported by the credit worthiness of a major user or tenant, would be the maximally productive utilization of the land. In our opinion, such a use would yield to ownership the largest return over the longest period of time.

### CONCLUSION: HIGHEST AND BEST USE AS VACANT

Based on the foregoing analysis, the highest and best use of the site as though vacant would be to hold for future industrial development that is supported by the credit worthiness of a major user or tenant.

### AS IMPROVED

#### Legally Permissible

As previously stated, we are not experts in the interpretation of complex zoning ordinances. However, the existing commercial office use and development of the subject property appear acceptable under existing zoning. Thus, we conclude a commercial office utilization of the property, as improved, is legally permissible.

#### Physical Possibility

The overall layout and positioning of the improvements are considered generally functional with various less functional areas for office use. While it would be physically possible for a wide variety of uses, based on the legal restrictions and the design of the improvements, the continued use of the property for office users would be the most functional use.

#### Financially Feasible

The financial feasibility of an office property is based on the amount of rent which can be generated, less operating expenses required to generate that income; if a residual amount exists, then the land is being put to a productive use. Based upon the income capitalization approach conclusion, the subject is capable of producing a positive net cash flow and utilization of the improvements for office purposes is considered financially feasible.

### Maximum Profitability

The costs of redesigning the property for any other use could not be economically justified at this time. Few other uses would be permitted by zoning and complimentary to existing surrounding development as well. We believe, then, that there are no alternative uses of the existing improvements that would produce a higher net income with its implied value over time than a commercial office use.

**Maximally Productive - Conclusion**

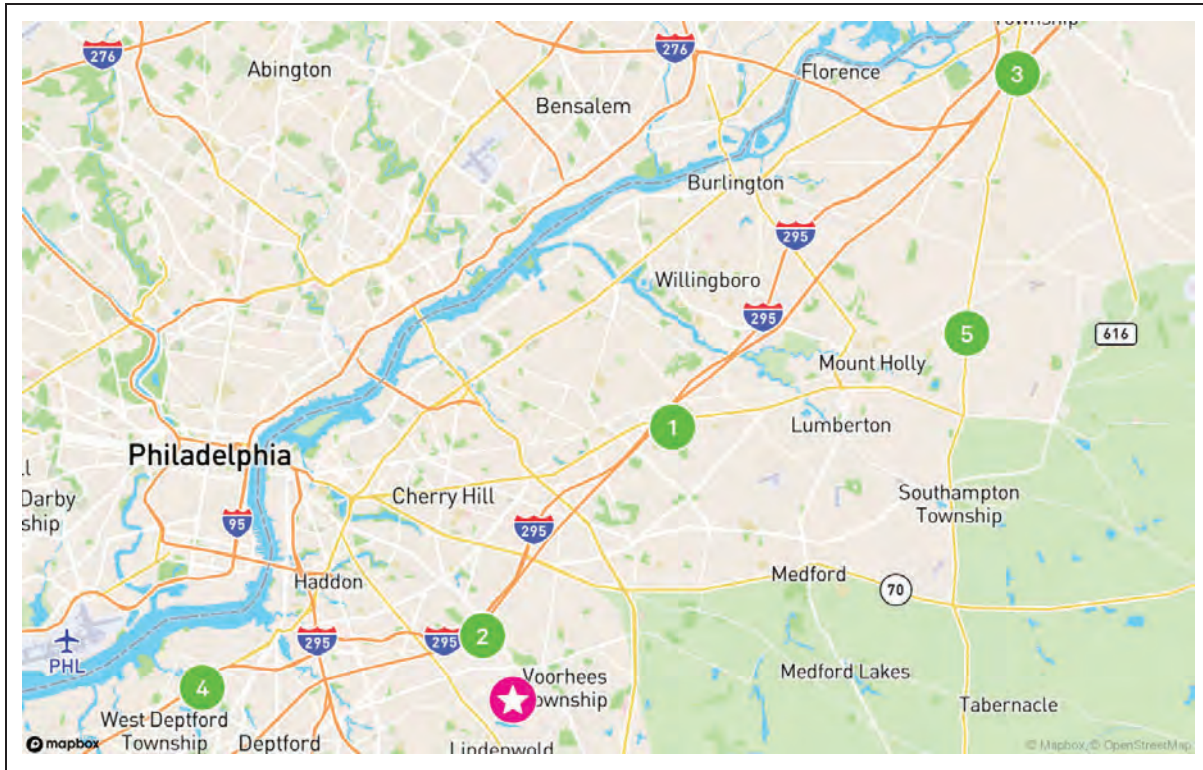
Based on the foregoing, the highest and best use of the property, as improved, is consistent with the existing use, as an office development. The most likely buyer for the subject property is as follows:

Entrepreneurial Investor-Regional.



## Land Value

The following map and table summarize the comparable data used in the valuation of the subject site. A detailed description of each transaction is included in the addenda.



### SUMMARY OF COMPARABLE LAND SALES

No.	Property Location	Transaction Type	Transaction Date	Actual Sale Price	Adjusted Sale Price <sup>1</sup>	Size (Acres)	Price Per SF (FAR)
1	2001 Briggs Road Mount Laurel, NJ 08054	Sale	Feb-23	\$7,100,000	\$7,100,000	31.84	\$37.28
2	104 Woodcrest Road Cherry Hill, NJ 08002	Sale	Jun-22	\$4,500,000	\$4,500,000	15.14	\$27.75
3	2015 US-206 Bordentown Township, NJ 08505	Sale	Feb-22	\$12,350,000	\$12,440,000	46.93	\$41.26
4	1847 Crown Point Road West Deptford Township, NJ 08086	Sale	Nov-21	\$7,000,000	\$7,000,000	57.58	\$25.00
5	2575 Route 206 Eastampton, NJ 08060	Sale	Sep-21	\$5,880,000	\$5,880,000	27.64	\$17.01
Subject	401 White Horse Rd, Voorhees, New Jersey	---	---	---	---	25.98	---

<sup>1</sup> Adjusted sale price for cash equivalency and/or development costs (where applicable)  
Compiled by CBRE

## DISCUSSION/ANALYSIS OF LAND SALES

### Land Sale One

This comparable represents the sale of 31.84 acres of industrial land at 2001 Briggs Road in Mount Laurel, New Jersey. The site's shape is irregular and its topography is described as generally level. The parcel exhibits frontage along Briggs Road. The site is zoned I- Industry, and all utilities were available to the site. The property sold in February 2023 for \$7,100,000, or \$37.28 per square foot of buildable area. The site was vacant at the time of sale. The property was sold without entitlements and the buyer went through the approval process for a 190,470 square foot, Class A industrial warehouse building.

### Land Sale Two

This comparable represents the sale of 15.14 acres of industrial land at 104 Woodcrest Road in Cherry Hill Township, New Jersey. The site's shape is irregular and its topography is described as generally level. The parcel exhibits frontage along Woodcrest Road. The site is zoned IR- Industrial Restricted (Redevelopment), and all utilities were available to the site. The property sold in June 2022 for \$4,500,000, or \$27.75 per square foot of buildable area. The subject site is in a redevelopment zone but was not approved for industrial use. The entitlements were obtained by the buyer, who planned to develop a 162,150 square foot warehouse.

### Land Sale Three

This comparable represents the sale of 46.93 acres of industrial land at 2015 US-206 in Bordentown, New Jersey. The site's shape is irregular and its topography is described as generally level. The parcel exhibits frontage along Route 206. The site is zoned REO, and all utilities were available to the site. The property sold in February 2022 for \$12,440,000, or \$41.26 per square foot of buildable area. At the time of sale, the property was improved with an 18,000 square foot industrial building, which was planned for demolition with \$90,000 for demolition costs. The property was previously acquired in two separate transactions on December 21, 2021 and February 11, 2022 for a total consideration of \$12,350,000. At the time of the negotiations and agreement, the property was unentitled for development. Since the time of sale, the property was approved and is planned for the development of a 301,470 square foot warehouse.

### Land Sale Four

This comparable represents the sale of 57.58 acres of industrial land at 1847 Crown Point Road in West Deptford, New Jersey. The site's shape is irregular and its topography is described as generally level. The parcel exhibits frontage along Crown Point Road. The site is zoned C- General Commercial, and all utilities were available to the site. The property sold in November 2021 for \$7,000,000, or \$25.00 per square foot of buildable area. The site was unentitled land and subsequently all approvals were acquired by the buyer.

## Land Sale Five

This comparable represents the sale of 27.64 acres of industrial land at 2575 Route 206 in Eastampton, New Jersey. The site's shape is irregular and its topography is described as generally level. The parcel exhibits frontage along Route 206. The site is zoned BP- Business Park, and all utilities were available to the site. The property sold in September 2021 for \$5,880,000, or \$17.01 per square foot of buildable area. The subject was acquired as vacant unentitled land and all of the entitlements were acquired by the buyer. The project has since been developed with a 345,600 square foot warehouse facility.

## SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

LAND SALES ADJUSTMENT GRID						
Comparable Number	1	2	3	4	5	Subject
Transaction Type	Sale	Sale	Sale	Sale	Sale	---
Transaction Date	Feb-23	Jun-22	Feb-22	Nov-21	Sep-21	---
Actual Sale Price	\$7,100,000	\$4,500,000	\$12,350,000	\$7,000,000	\$5,880,000	---
Adjusted Sale Price <sup>1</sup>	\$7,100,000	\$4,500,000	\$12,440,000	\$7,000,000	\$5,880,000	---
Size (Acres)	31.84	15.14	46.93	57.58	27.64	25.98
Size (SF)	1,386,950	659,498	2,044,271	2,508,185	1,203,998	1,131,689
Allowable Bldg. Area (SF)	190,470	162,150	301,470	280,000	345,600	208,215
Price Per Bldg. Area	\$37.28	\$27.75	\$41.26	\$25.00	\$17.01	---
Price (\$ PSF FAR)	\$37.28	\$27.75	\$41.26	\$25.00	\$17.01	
Property Rights Conveyed	0%	0%	0%	0%	0%	
Financing Terms <sup>1</sup>	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	
Market Conditions (Time)	0%	-10%	-20%	-20%	-20%	
Subtotal	\$37.28	\$24.98	\$33.01	\$20.00	\$13.61	
Size	0%	0%	0%	0%	0%	
Shape	0%	0%	0%	0%	0%	
Corner/Access	0%	0%	0%	0%	0%	
Frontage	0%	0%	0%	0%	0%	
Topography	0%	0%	0%	0%	0%	
Location	-5%	-5%	-5%	-5%	20%	
Zoning/Approvals	0%	0%	0%	0%	0%	
Utilities	0%	0%	0%	0%	0%	
Total Other Adjustments	-5%	-5%	-5%	-5%	20%	
Value Indication for Subject	\$35.42	\$23.73	\$31.36	\$19.00	\$16.33	

<sup>1</sup> Adjusted sale price for cash equivalency and/or development costs (where applicable)

Compiled by CBRE

The quantitative analysis that appears above is intended to assist the reader in understanding our thought processes with the ultimate result being a credible market value conclusion for the subject site. However, since the trading of real property occurs in a very imperfect market, the reader is cautioned to note that the adjustments set forth are not absolutes. Rather, they are provided as a visual aid demonstrating the logic of our conclusion.

- No adjustments are necessary for financing terms, property rights conveyed or conditions of sale.
- Due to the recent economic pressures from inflation and rising interest rates, downward adjustments are required to Sales #2, #3, #4, and #5.
- No adjustments are required for size.
- All of the comparables feature irregular shapes similar to the subject, therefore no adjustments are required for site configuration.
- Sales #1, #2, #3, and #4 feature superior industrial locations and require downward adjustments for location. Alternatively, upward adjustment is required for Sale #5 due to its more rural location, which offers inferior highway access.
- All of the comparables were acquired without approvals, similar to the subject, therefore no adjustments are required.
- No adjustments are required for corner/access, frontage, topography, or utility availability.

## CONCLUSION

After making those adjustments, the market data produce value indicators of to \$16.33 to \$35.42 per square foot of land area for the subject site. Considering the locational attributes of the subject, its physical traits, and potential economic characteristics, we believe a current market value of \$24.00 to \$28.00 per square foot of land area is appropriate for this site. From within this range, we conclude the following market value for the useable area of the subject site:

CONCLUDED LAND VALUE				
\$ PSF FAR		Subject FAR		Total
\$24.00	x	208,215	=	\$4,997,160
\$28.00	x	208,215	=	\$5,830,020
<b>Indicated Value:</b>				<b>\$5,500,000</b>
		(Rounded \$ PSF FAR)		\$26.42
Less Demolition Cost:				<b>(\$1,665,720)</b>
Less NPV of Solar Lease:				<b>(\$229,821)</b>
<b>Indicated As Is Value:</b>				<b>\$3,604,459</b>
<b>(Rounded)</b>				<b>\$3,600,000</b>
		(Rounded \$ PSF FAR)		\$17.29
Compiled by CBRE				

Our "As Is" land value is based on average demolition costs from the Marshall & Swift Valuation Service Guide for a Class C building. Our average of \$8 per square foot of building area equates to \$1,665,720 and is deducted from our Indicated Value to determine the "As Is" value. In addition, we have also deducted the Net Present Value of the remaining solar lease payments. The schedule is also presented within the income capitalization approach.

## Insurable Replacement Cost

Insurable Replacement Cost is defined as follows:

1. the value of an asset or asset group that is covered by an insurance policy; can be estimated by deducting costs of noninsurable items (e.g., land value) from market value.
2. The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design, and layout for insurance coverage purposes guaranteeing that damaged property is replaced with new property (i.e., depreciation is not deducted).<sup>6</sup>

CBRE, Inc. has followed traditional appraisal standards to develop a reasonable calculation based upon industry practices and industry-accepted publications such as the Marshall Valuation Service. The methodology employed is a derivation of the cost approach and is not reliable for Insurable Replacement Cost estimates. Actual construction costs and related estimates can vary greatly from this estimate.

The Insurable Replacement Cost estimate presented herein is intended to reflect the value of the destructible portions of the subject, based on the replacement of physical items that are subject to loss from hazards (excluding indestructible items such as basement excavation, foundation, site work, land value and indirect costs). In the case of the subject, this estimate is based upon the base building costs (direct costs) as obtained via the Marshall Valuation Service cost guide, with appropriate deductions.

This analysis should not be relied upon to determine proper insurance coverage as only consultants considered experts in cost estimation and insurance underwriting are qualified to provide an Insurable Replacement Cost. It is provided to aid the client/reader/user as part of their overall decision-making process and no representations or warranties are made by CBRE, Inc. regarding the accuracy of this estimate. It is strongly recommended that other sources be utilized to develop any estimate of Insurable Replacement Cost.

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<sup>6</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6<sup>th</sup> ed. (Chicago: Appraisal Institute, 2015), 119.



## Insurable Replacement Cost

## INSURABLE REPLACEMENT COST

Primary Building Type:	Office	Height per Story:	12'
Effective Age:	25 YRS	Number of Buildings:	1
Condition:	Average	Gross Building Area:	208,215 SF
Exterior Wall:	Masonry & Steel	Net Rentable Area:	208,215 SF
Number of Stories:	2	Average Floor Area:	104,108 SF

<b>MVS Sec/Page</b>	15/17/C
<b>Quality/Bldg. Class</b>	Average/C
<b>Building Component</b>	Office
<b>Component Sq. Ft.</b>	208,215 SF
<b>Base Square Foot Cost</b>	\$144.00

**Square Foot Refinements**

Sprinklers	\$3.00
<b>Subtotal</b>	<b>\$147.00</b>

**Height and Size Refinements**

Number of Stories Multiplier	1.000
Height per Story Multiplier	1.144
Floor Area Multiplier	0.900
<b>Subtotal</b>	<b>\$151.35</b>

**Cost Multipliers**

Current Cost Multiplier	1.09
Local Multiplier	1.13

**Final Square Foot Cost** **\$186.42**

**Base Component Cost** **\$38,815,289**

**Base Building Cost** (via Marshall Valuation Service cost data) **\$38,815,289**

**Insurable Exclusions** 10.0% of Total Building Cost **(\$3,881,529)**

**Indicated Insurable Replacement Cost** **\$34,933,760**

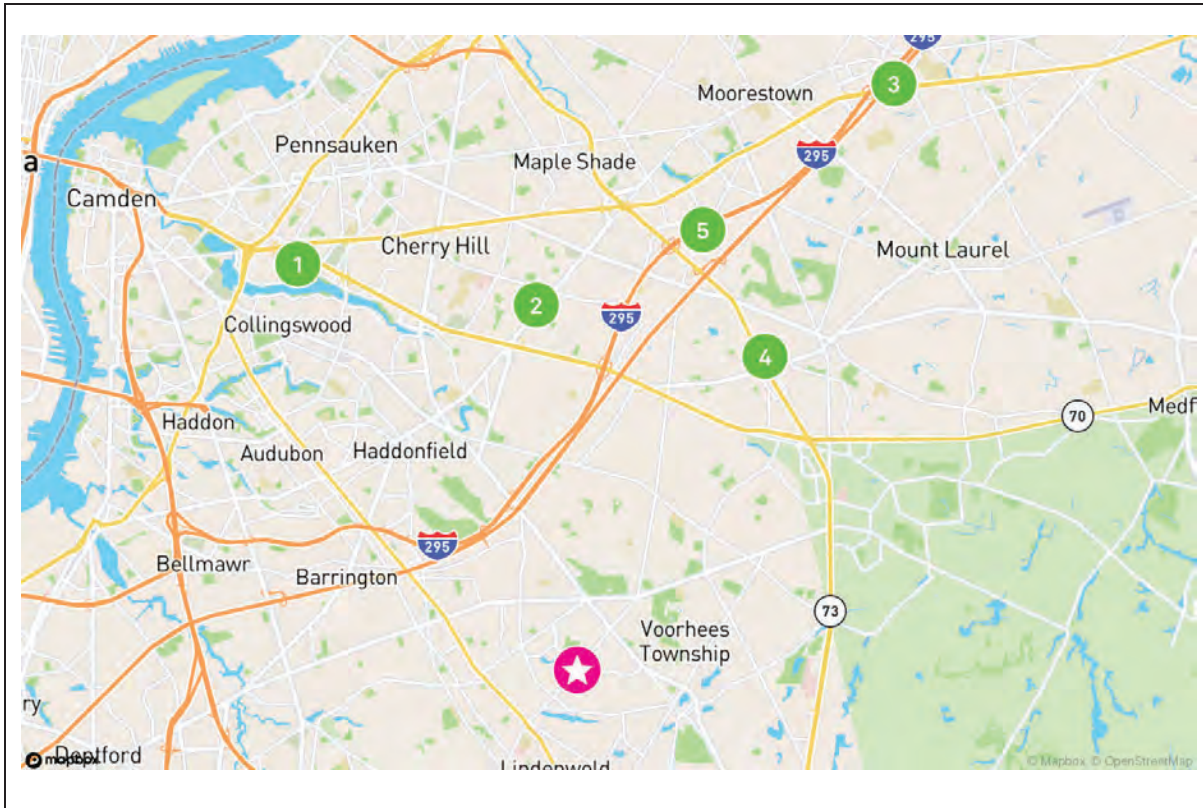
**Rounded** **\$34,930,000**

**Value Per SF** **\$167.76**

Compiled by CBRE

## Sales Comparison Approach

The following map and table summarize the comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



### SUMMARY OF COMPARABLE OFFICE SALES

No.	Property Name	Transaction Type	Date	YOC / Reno'd	NRA (SF)	Actual Sale Price	Price Per SF <sup>1</sup>	Occ.	NOI Per SF	OAR
1	Kevon Office Center II, 2475 McClellan Boulevard Pennsauken Township, NJ 08109	Sale	Aug-22	2008	49,498	\$9,800,000	\$197.99	90%	\$15.68	7.92%
2	Cherry Hill Office Center Portfolio, 1020-1060 N. Kings Highway Cherry Hill, NJ 08002	Sale	Aug-22	1968 / 1975	183,848	\$21,400,000	\$116.40	90%	\$8.73	7.50%
3	5000 Dearborn Circle, 5000 Dearborn Circle Mount Laurel Township, NJ 08054	Sale	Jun-22	1988 / 2019	56,016	\$11,000,000	\$196.37	89%	\$11.60	5.91%
4	Geico Office, 8000 Lincoln Drive East Marlton, NJ 08053	Sale	Mar-22	1983 / 2020	54,923	\$9,457,500	\$172.20	100%	\$11.29	6.56%
5	501 Fellowship, 501 Fellowship Road Mount Laurel, NJ 08054	Sale	Sep-21	2005	67,885	\$12,040,000	\$177.36	85%	\$15.88	8.95%
Subj.	Voorhees Tech Center, Pro 401 White Horse Road Forma Voorhees Township, NJ 08043	---	---	1971 / 2000	208,215	---	---	92.00%	\$9.06	---

<sup>1</sup> Adjusted sale price for cash equivalency, lease-up and/or deferred maintenance (where applicable)

Compiled by CBRE

## DISCUSSION/ANALYSIS OF IMPROVED SALES

### Improved Sale One

This comparable represents a 49,498-square-foot, Class B multi tenant office property, which is situated on a 5.8-acre parcel at 2475 McClellan Boulevard, Pennsauken Township, NJ. The one-story improvements were originally constructed in 2008 and were considered in average condition at the time of sale. The exterior walls depict masonry construction components and the parking is viewed to be adequate. The property sold in August 2022 for \$9,800,000, or \$197.99 per square foot. Net operating income at the time of sale was \$776,250, or \$15.68 per square foot, for an overall capitalization rate of 7.92%. The project was 90% leased to 3 tenants (GSA, HAB Management/Weisman, Lourdes/Virtua) at the time of sale.

### Improved Sale Two

This comparable represents the sale of a five building, 183,848-square-foot, Class B multi tenant office project, which is situated on a total of 10.81-acres at 1020-1060 N. Kings Highway in Cherry Hill Township, New Jersey. The improvements range from two to seven stories and were originally constructed from 1968 to 1975. The buildings have been well maintained and upgraded as necessary over time, and were considered in average condition. The exterior walls depict masonry construction components and the parking area is viewed to be adequate. The portfolio sold in August 2022 for \$21,400,000, or \$116.40 per square foot. Net operating income at the time of sale was \$1,605,000, or \$8.73 per square foot, for an overall capitalization rate of 7.5%. The tenancy is regional in nature and 90% leased at the time of sale.

### Improved Sale Three

This comparable represents the sale of a single story, 56,016-square-foot, suburban office building, which is situated on a total of 6.64-acres at 5000 Dearborn Circle in Mount Laurel, New Jersey. The improvements were constructed in 1988, renovated in 2019 and were considered in average to good condition at the time of sale. The exterior walls depict brick construction components and the parking area is viewed to be adequate. The property sold in June 2022 for \$11,000,000, or \$196.37 per square foot. Net operating income at the time of sale was \$650,000, or \$11.60 per square foot, for an overall capitalization rate of 5.91%. The occupancy at the time of the sale was 89% leased with Penn, Okidata, and Canon as tenants.

### Improved Sale Four

This comparable represents the sale of a 54,923-square-foot, Class B office property, which is situated on a 7.56-acre parcel at 8000 Lincoln Drive East in Marlton, New Jersey. The 3-story improvements were originally constructed in 1983 but upgraded over time as the tenant has expanded and were considered in average condition at the time of sale. The exterior walls depict masonry construction components and the parking area is viewed to be adequate. The property sold in March 2022 for \$9,457,500, or \$172.20 per square foot. Net operating income at the time of sale was \$620,000, or \$11.29 per square foot, for an overall capitalization rate of 6.56%. The subject is 100% leased to Geico through 2031. The facility was developed in 1983.

### Improved Sale Five

This comparable represents the sale of a three story office building that totals 67,885-square-feet. The building is situated on a 5.00-acre parcel at 501 Fellowship Road in Mount Laurel, New Jersey. The complex was originally constructed in 2005 and was considered in good condition at the time of sale. The exterior walls depict masonry construction components and parking area is viewed to be adequate. The property sold in September 2021 for \$12,040,000, or \$177.36 per square foot. Occupancy at the time of sale was 85%. Net operating income was \$1,078,038 for an overall capitalization rate of 8.95%. The project's tenancy includes Cooper Health, Northwestern Mutual, and USB Financial.

### SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

OFFICE SALES ADJUSTMENT GRID						
Comparable Number	1	2	3	4	5	Subj.
Transaction Type	Sale	Sale	Sale	Sale	Sale	---
Transaction Date	Aug-22	Aug-22	Jun-22	Mar-22	Sep-21	---
Year Built/Renovated	2008	1968 / 1975	1988 / 2019	1983 / 2020	2005	1971 / 2000
Property Subtype	Multi Tenant	Multi Tenant	Multi Tenant	Single Tenant	Multi Tenant	Multi Tenant
NRA (SF)	49,498	183,848	56,016	54,923	67,885	208,215
Actual Sale Price	\$9,800,000	\$21,400,000	\$11,000,000	\$9,457,500	\$12,040,000	---
Adjusted Sale Price <sup>1</sup>	\$9,800,000	\$21,400,000	\$11,000,000	\$9,457,500	\$12,040,000	---
Price Per SF <sup>1</sup>	\$197.99	\$116.40	\$196.37	\$172.20	\$177.36	---
Occupancy	90%	90%	89%	100%	85%	92%
NOI Per SF	\$15.68	\$8.73	\$11.60	\$11.29	\$15.88	\$9.16
OAR	7.92%	7.50%	5.91%	6.56%	8.95%	---
Adj. Price Per SF	\$197.99	\$116.40	\$196.37	\$172.20	\$177.36	
Property Rights Conveyed	0%	0%	0%	0%	0%	
Financing Terms <sup>1</sup>	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	
Market Conditions (Time)	-10%	-10%	-10%	-10%	-10%	
Subtotal - Price Per SF	\$178.19	\$104.76	\$176.73	\$154.98	\$159.62	
Location	0%	0%	-5%	-5%	-5%	
Size	-5%	0%	-5%	-5%	-5%	
Age/Condition	-15%	5%	-15%	-10%	-15%	
Quality of Construction	0%	0%	0%	0%	0%	
Functionality	-15%	-15%	-15%	-15%	-15%	
Tenancy	-10%	0%	-10%	-15%	-5%	
Parking	0%	0%	0%	0%	0%	
Occupancy	0%	0%	0%	-5%	0%	
Total Other Adjustments	-45%	-10%	-50%	-55%	-45%	
Indicated Value Per SF	\$98.01	\$94.28	\$88.37	\$69.74	\$87.79	

<sup>1</sup> Adjusted for cash equivalency, lease-up and/or deferred maintenance (where applicable)

Compiled by CBRE

## OVERVIEW OF ADJUSTMENTS

In comparison with the subject, various adjustments were indicated and are detailed as follows:

No adjustments are necessary for property rights conveyed, financing terms or conditions of sale.

Market Conditions- All of the comparables require downward adjustments to reflect the impact of the recent rising interest rates and inflation that impact on the market.

Location- Sales #1 and #2 and situated in the same county as the subject and viewed to be similar. However, Sales #3, #4, and #5 are viewed as superior office locations and require minor downward adjustment.

Size – Sales #1, #3, #4, and #5 are smaller properties and require downward adjustment for size.

Age/ Condition-The subject was originally developed in 1971 and renovated in 2000. Overall, the newer construction and/or renovation of Sales #1, #3, #4, and #5 is viewed as superior and those comparables require downward adjustment for age & condition. Alternatively, Sale #2 is an older project, requiring an upward adjustment.

Quality of Construction – Overall, no adjustments are required.

Functionality – The subject features 40,000 square feet of back office/data center space that has no windows and would either require a significant tenant improvements allowance to make the space more functional or require a specific tenant looking for that type of data center space. Overall, all of the comparables feature superior functionality and significant downward adjustments are required.

Parking – Overall, no adjustments are required.

Tenancy- Sales #1, #3, and #5 feature a higher level of credit/national tenancy than the unknown tenancy at the subject. Further, Sale #4 is 100% net leased to a single tenant. Those comparables require downward adjustment.

Occupancy- Sale#4 features a superior occupancy and requires downward adjustment.

After making adjustments for the various characteristics of the sale properties relative to the subject, a range in pricing between \$69.74 to \$99.52 per square foot is indicated.

## INDICATED MARKET VALUE BY SALES COMPARISON

Mindful of the totality of the information above, we believe the comparable property sales data to indicate a market value for the subject of approximately \$90.00 to \$95.00 per square foot. From within this range, we conclude the Sales Comparison Approach to indicate the following market values for the subject:



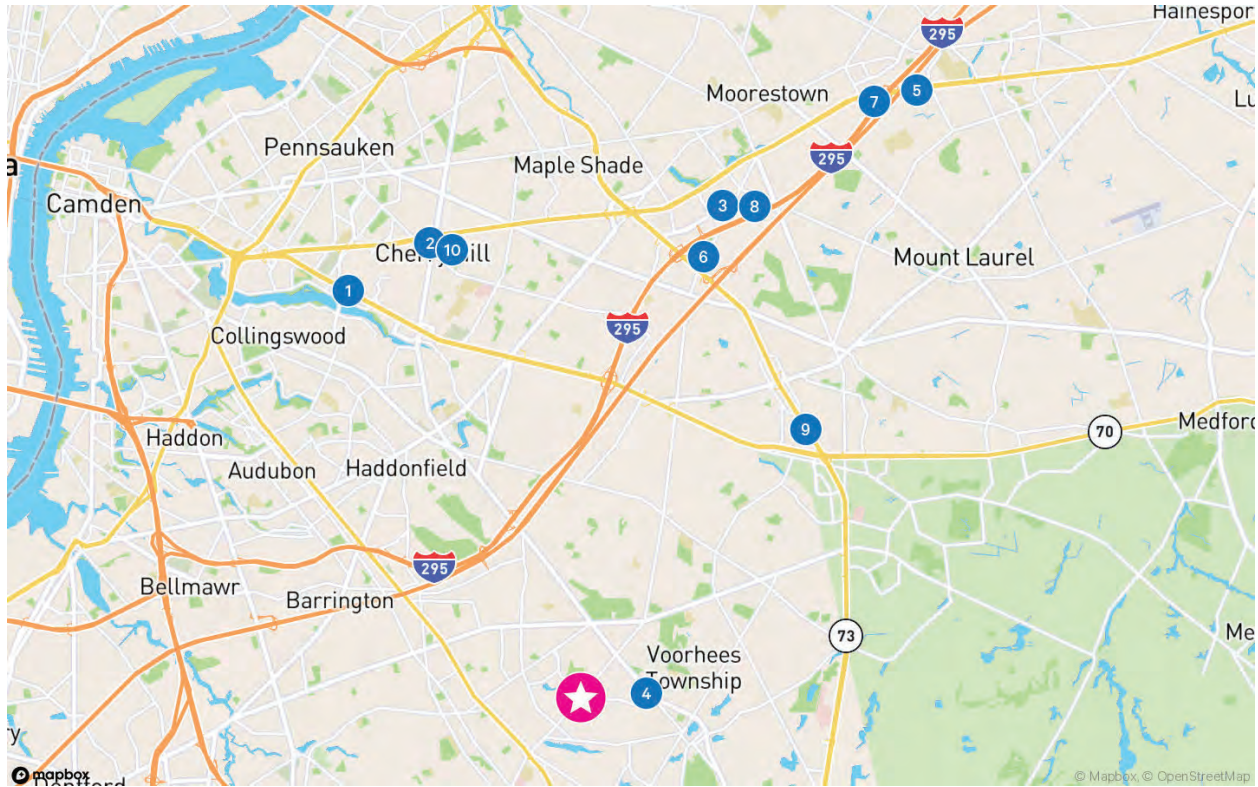
## Sales Comparison Approach

SALES COMPARISON APPROACH				
NRA (SF)	X	Value Per SF	=	Value
208,215	X	\$90.00	=	\$18,739,350
208,215	X	\$95.00	=	\$19,780,425
<b>VALUE CONCLUSION</b>				
<b>Indicated Stabilized Value</b>				<b>\$19,200,000</b>
Lease-Up Discount				(\$13,900,000)
NPV of Solar Income				\$229,821
<b>Indicated As Is Value</b>				<b>\$5,529,821</b>
<b>Rounded</b>				<b>\$5,500,000</b>
<b>Value Per SF</b>				<b>\$26.42</b>
Compiled by CBRE				

Deductions have been made to the stabilized conclusion to account for the capital costs associated with re-tenanting the vacant space. Details of these costs are found in the subsequent Income Capitalization Approach. In addition, we have included the Net Present Value of the remaining solar income payments through November of 2029. As noted above, the remaining payments are equivalent to \$229,821. The schedule is also presented within the income capitalization approach.

## Income Capitalization Approach

The following map and table summarize the primary comparable data used in the valuation of the subject.



**SUMMARY OF COMPARABLE OFFICE RENTALS**

Comp. No.	Property Name and Location	Year Built	Expense Basis	Tenant Name	Lease Area (SF)	Lease Date	Lease Term	Base Rent (NNN)	Base Rent (BY + Elec.)	Escalations
1	2370 Route 70 Cherry Hill, NJ	Ren. 2014	BY+ Elec.	Docutred	2,507	Jun-23	5.00 Yrs.	\$10.00 PSF	\$18.00 PSF	\$0.50 PSF/Ann.
2	457 Haddonfield Road Cherry Hill, NJ	1990	Gross	Malamut Assoc	2,579	Mar-23	5.00 Yrs.	\$13.60 PSF	\$21.60 PSF	\$0.50 PSF/ Ann.
3	700 East Gate Drive Mount Laurel, NJ	Ren. 1992	NNN	Selikoff & Cohen	3,630	Jan-23	7.50 Yrs.	\$15.50 PSF	\$23.50 PSF	\$0.50 PSF/ Ann.
4	1020 Laurel Oak Road Voorhees, NJ	1986	Gross	Ryan Homes	15,324	Aug-22	6.00 Yrs.	\$14.50 PSF	\$22.50 PSF	\$0.25 PSF/ Ann.
5	1000 Bishops Gate Drive Mount Laurel, NJ	2005	NNN	AWR	9,300	Aug-22	5.50 Yrs.	\$13.00 PSF	\$21.00 PSF	\$0.50 PSF/ Ann.
6	533 Fellowship Road Mount Laurel, NJ	1986	NNN	Fulton Bank	5,686	Aug-22	3.00 Yrs.	\$12.00 PSF	\$20.00 PSF	Flat
7	2000 Midlantic Drive Mount Laurel, NJ	1974	NNN	OCWEN Mortgage	18,300	Aug-22	6.50 Yrs.	\$12.75 PSF	\$20.75 PSF	\$0.50 PSF/ Ann.
8	823 East Gate Drive Mount Laurel, NJ	1975	NNN	Impact Dimensions	7,891	Aug-22	5.00 Yrs.	\$10.00 PSF	\$18.00 PSF	\$0.50 PSF/ Ann.
9	10 Lake Center Marlton, NJ	1989	Gross	Sedwick Claims	12,522	Mar-22	5.00 Yrs.	\$16.00 PSF	\$24.00 PSF	\$0.50 PSF/ Ann.
10	1820 Chapel Ave Cherry Hill, NJ	1984-2004	BY+ Elec.	Lincoln National Ins.	6,432	Apr-21	11.00 Yrs.	\$14.00 PSF	\$22.00 PSF	\$0.50 PSF/ Ann.

Compiled by CBRE

## DISCUSSION/ANALYSIS OF RENT COMPARABLES

The foregoing properties represent several office properties located in Voorhees as well as the competitive submarkets of Cherry Hill, Marlton, and Mount Laurel. Each would be viewed as a potential alternative to tenants seeking space in this market. As can be seen, rents range primarily from \$10.00 to \$15.50 per square foot on a net basis, \$18.00 to \$22.00 per square foot on a base year plus electric basis, and \$21.60 to \$24.00 per square foot on a gross basis. We have utilized an approximate \$8.00 per square foot expense in order to adjust the net rents to a Base Year plus electric structure. When doing so, these rents adjust to \$18.00 to \$23.50 per square foot with a base year plus electric structure.

The lower limit of the range are Comparables #1 and #8. Comparable #1 is situated in Two Executive Center in Cherry Hill. This project was renovated more recently than the subject but offers a similar, secondary office location. Further, the project was experiencing issues pertaining to low occupancy and mismanagement. As such, this lease was viewed to be slightly motivated. Comparable #8 is the lease of a 7,891 square foot space to Impact Dimensions. This space features a lower level of finishes in a flex industrial development. Overall, market rental rates for the subject are projected above these comparables.

The upper limit of the range is Comparable #9, the lease of a 12,522 square foot space within 10 Lake Center in Marlton. This comparable offers a superior exposure while the subject is viewed to be in superior overall condition. Overall, market rental rates for the subject are projected below this comparable.

The balance of the comparables range from \$20.00 to \$23.50 per square foot on gross or Base Year plus Electric lease structure. It is noted that rent escalations would be incorporated in virtually all of the leases. Typically, rent escalations in the market range from \$0.25 to \$0.50 per square foot per annum or 2.0% to 3.0% per annum. Tenant improvement allowances are typically \$20.00 to \$30.00 per square foot. Overall, we have estimated the subject's 7 Year term spaces at \$18.00 per square foot. The market rent for the 5 Year term spaces is projected at \$19.00 per square foot. Lastly, Rear Office spaces, which feature inferior access and window lines, are projected at \$13.00 per square foot. All of these market rents are structured with increases above a base year stop, plus tenant electricity. The market rents are projected to escalate at \$0.50 per square foot per annum over the lease term. Tenant improvement allowances are projected at \$40.00 per square foot for the 7 Year spaces and \$30.00 per square foot for the 5 Year spaces and Rear Office.

## MARKET RENT CONCLUSIONS

The following chart shows the market rent conclusions for the subject:

MARKET RENT CONCLUSIONS			
Category	Office 7	Office 5	Rear Office
Net Rentable Area (SF)	104,702	63,513	40,000
Percent of Total SF	50.3%	30.5%	19.2%
Market Rent (\$/SF/Yr.)	\$18.00	\$19.00	\$13.00
Weighted Average In-place Rent	\$0.00	\$0.00	\$0.00
Concessions (New Tenants)	0 Months	0 Months	0 Months
Concessions (Renewals)	0 Months	0 Months	0 Months
Reimbursements	Base Year + E	Base Year + E	Base Year + E
Escalations	\$0.50/SF/Year	\$0.50/SF/Year	\$0.50/SF/Year
Tenant Improvements (New Tenants)	\$40.00	\$30.00	\$30.00
Tenant Improvements (Renewals)	\$20.00	\$15.00	\$15.00
Average Lease Term	7 Years	5 Years	5 Years
Leasing Commissions (New Tenants)	6.00%	6.00%	6.00%
Leasing Commissions (Renewals)	3.00%	3.00%	3.00%
Compiled by CBRE			

## RENT ROLL ANALYSIS

The subject's rent roll is illustrated as follows:

RENT ROLL ANALYSIS FOR VOORHEES TECH CENTER												
Suite No.	Tenant	Tenant Type	Lease Start	Lease Expiration	Term (Mos.)	Size (NRA) SF	% Total	Market Rent		Market Expense Basis	Vacant at Market	
								\$/SF/Yr.	\$/Yr.		\$/SF/Yr.	\$/Yr.
100	Vacant Unit 1	Office 7	---	---	---	50,000	24.0%	\$18.00	\$900,000	Base Year + E	---	\$900,000
200	Vacant Unit 2	Office 5	---	---	---	18,150	8.7%	\$19.00	\$344,850	Base Year + E	---	\$344,850
300	Vacant Unit 3	Office 5	---	---	---	20,363	9.8%	\$19.00	\$386,897	Base Year + E	---	\$386,897
400	Vacant Unit 4	Office 5	---	---	---	10,000	4.8%	\$19.00	\$190,000	Base Year + E	---	\$190,000
500	Vacant Unit 5	Office 5	---	---	---	15,000	7.2%	\$19.00	\$285,000	Base Year + E	---	\$285,000
600	Vacant Unit 6	Office 7	---	---	---	54,702	26.3%	\$18.00	\$984,636	Base Year + E	---	\$984,636
700	Vacant Unit 7	Rear Office	---	---	---	40,000	19.2%	\$13.00	\$520,000	Base Year + E	---	\$520,000
Vacant Subtotals						208,215	100.0%		\$3,611,383		---	\$3,611,383
Property Totals - Contract Rent						208,215	100.0%				\$17.34	\$3,611,383
Property Totals - Market Rent						208,215	100.0%	\$17.34	\$3,611,383		\$17.34	
Compiled by CBRE												

## POTENTIAL RENTAL INCOME CONCLUSION

Within this analysis, potential rental income is estimated based upon economic rent for vacant space at the time of stabilization in July of 2026. The derivation of these revenues is reflected in our subsequent ARGUS cash flow model.

## OPERATING HISTORY

The following table presents available operating data for the subject.

OPERATING HISTORY					
Year-Occupancy			CBRE		
	2020	79.0%	Estimate	91.0%	
	Total	\$/SF	Total <sup>2</sup>	\$/SF	
<b>Income</b>					
Potential Rental Income	\$1,961,904	\$9.42	\$3,421,329	\$16.43	
Other Income	177	0.00	-	-	
Expense Reimbursements	1,780,212	8.55	599,493	2.88	
Effective Gross Income	\$3,742,293	\$17.97	\$4,020,822	\$19.31	
<b>Expenses</b>					
Real Estate Taxes	\$666,641	\$3.20	\$623,864	\$3.00	
Property Insurance	65,787	0.32	89,690	0.43	
Utilities	655,660	3.15	78,479	0.38	
Electricity	-	-	448,450	2.15	
General Operating	124,363	0.60	112,112	0.54	
Repairs & Maintenance	466,209	2.24	448,450	2.15	
Janitorial	95,044	0.46	190,591	0.92	
Management Fee <sup>1</sup>	121,632	0.58	122,125	0.59	
Operating Expenses	\$2,195,337	\$10.54	\$2,113,760	\$10.15	
<b>Net Operating Income</b>	<b>\$1,546,956</b>	<b>\$7.43</b>	<b>\$1,907,062</b>	<b>\$9.16</b>	
<sup>1</sup> (Mgmt. typically analyzed as a % of EGI)		3.3%			3.0%
Source: Operating statements					

Please note that while a full operating history and budget was requested, only one year was provided from 2020. This analysis has relied on the limited history provided as well as market comparables.

## VACANCY

The subject's estimated stabilized occupancy rate was previously discussed in the market analysis. The subject's vacancy is detailed as follows:

VACANCY		
Year	Total	% PGI
2020		21%
Current		100%
<b>CBRE Estimate</b>	<b>\$353,479</b>	<b>8.00%</b>
Compiled by CBRE		

## CREDIT LOSS

The credit loss estimate is an allowance for nonpayment of rent or other income. The subject's credit loss is detailed as follows:

CREDIT LOSS		
Year	Total	% PGI
2020	\$0	0.0%
<b>CBRE Estimate</b>	<b>\$44,185</b>	<b>1.0%</b>
Compiled by CBRE		



## EXPENSE REIMBURSEMENTS

Expense structures in the market vary from net, gross, or with increases over a base year stop. Leases at the subject are projected based on a base year structure whereby the tenant reimburses the owner for a pro rata share of increases in real estate taxes, insurance, utilities, repairs & maintenance, administrative expenses, and management fees over a base-year stop. In addition, tenants reimburse electricity on a proportionate share basis. The subject's expense reimbursements are detailed as follows:

EXPENSE REIMBURSEMENTS		
Year	Total	\$/SF
2020	\$1,780,212	\$8.55
<b>CBRE Estimate</b>	<b>\$599,493</b>	<b>\$2.88</b>
Compiled by CBRE		

## EFFECTIVE GROSS INCOME

The subject's effective gross income is detailed as follows:

EFFECTIVE GROSS INCOME		
Year	Total	% Change
2020	\$3,742,293	---
<b>CBRE Estimate</b>	<b>\$4,020,822</b>	<b>---</b>
Compiled by CBRE		

## OPERATING EXPENSE ANALYSIS

### Expense Comparables

The following chart summarizes expenses obtained from recognized industry publications and/or comparable properties.

EXPENSE COMPARABLES				
Comparable Number	1	2	3	Subject
Location	South Jersey	South Jersey	South Jersey	Voorhees Township, NJ
Period	2021	2021	2022	Pro Forma
	\$/SF	\$/SF	\$/SF	\$/SF
<b>Expenses</b>				
Real Estate Taxes	\$2.42	\$2.77	\$2.89	\$3.00
Property Insurance	0.15	0.14	0.68	0.43
Utilities	0.31	0.49	0.08	0.38
Electricity	2.00	1.65	1.36	2.15
General Operating	1.03	1.04	0.10	0.54
Repairs & Maintenance	1.84	2.14	2.85	2.15
Janitorial	0.90	1.06	0.30	0.92
Management Fee <sup>1</sup>	0.55	0.56	0.39	0.59
<b>Operating Expenses</b>	<b>\$9.20</b>	<b>\$9.85</b>	<b>\$8.65</b>	<b>\$10.15</b>
<sup>1</sup> (Mgmt. typically analyzed as a % of EGI)	3.0%	2.6%	4.0%	3.0%
Compiled by CBRE				

## OPERATING EXPENSE CONCLUSION

The comparable data and projections for the subject are summarized as follows:

OPERATING EXPENSES		
Year	Total	\$/SF
2020	\$2,195,337	\$10.54
Expense Comparable 1	N/A	\$9.20
Expense Comparable 2	N/A	\$9.85
Expense Comparable 3	N/A	\$8.65
<b>CBRE Estimate</b>	<b>\$2,113,760</b>	<b>\$10.15</b>
Compiled by CBRE		

The subject's per square foot operating expense pro forma is slightly the total per square foot operating expenses indicated by the expense comparables. This is generally attributed to a higher real estate tax burden at the subject. However, are projection is generally supported by the 2020 operating year.

## NET OPERATING INCOME CONCLUSION

The comparable data and projections for the subject are summarized as follows:

NET OPERATING INCOME		
Year	Total	\$/SF
2020	\$1,546,956	\$7.43
<b>CBRE Estimate</b>	<b>\$1,907,062</b>	<b>\$9.16</b>
Compiled by CBRE		

Our pro forma estimate is significantly higher than the most recent full year due to our projection of a stabilized occupancy.

## DIRECT CAPITALIZATION

Direct capitalization is a method used to convert a single year's estimated stabilized net operating income into a value indication. The following subsections represent different techniques for deriving an overall capitalization rate.

### Comparable Sales

The overall capitalization rates (OARs) confirmed for the comparable sales analyzed in the sales comparison approach are as follows:

COMPARABLE CAPITALIZATION RATES				
Sale	Sale Date	Sale Price \$/SF	Occupancy	OAR
1	Aug-22	\$197.99	90%	7.92%
2	Aug-22	\$116.40	90%	7.50%
3	Jun-22	\$196.37	89%	5.91%
4	Mar-22	\$172.20	100%	6.56%
5	Sep-21	\$177.36	85%	8.95%
<b>Indicated OAR:</b>			91%	<b>5.91%-8.95%</b>
Compiled by: CBRE				

The foregoing transactions indicate a range in overall capitalization rates from 5.91% to 8.95%. The overall capitalization rates for these sales were derived based upon the actual or pro-forma income characteristics of the property. The transaction at the upper end of the range is represented by the sale of a multi tenant property in Mount Laurel. The transaction at the lower end of the range is represented by the sale of a multi-tenant property also in Mount Laurel. Overall, given the subject's location, condition, layout, and unknown future tenancy, a capitalization rate toward the upper end of the range at 8.50% is viewed to be appropriate.

### Published Investor Surveys

The results of the most recent investor surveys are summarized in the following chart.

OVERALL CAPITALIZATION RATES		
Investment Type	OAR Range	Average
<i>PwC Suburban Office</i>		
National Data	4.65% - 8.00%	6.24%
<b>Indicated OAR:</b>		<b>8.50%</b>
Compiled by: CBRE		

Overall, given the subject's location, condition, layout, and unknown future tenancy, a capitalization rate above the range is viewed to be appropriate.

### Market Participants

The results of recent interviews with knowledgeable real estate professionals are summarized in the following table.

OVERALL CAPITALIZATION RATES			
Respondent	Company	OAR	Date of Survey
Confidential	CBRE	8.00-9.00%	Jun-23
<b>Indicated OAR:</b>			<b>8.50%</b>
Compiled by: CBRE			

### Band of Investment

The band of investment technique has been utilized as a crosscheck to the foregoing techniques. The Mortgage Interest Rate and the Equity Dividend Rate (EDR) are based upon current market yields for similar investments. The analysis is shown in the following table.

<b>BAND OF INVESTMENT</b>				
Mortgage Interest Rate	6.50%			
Mortgage Term (Amortization Period)	25 Years			
Mortgage Ratio (Loan-to-Value)	65%			
Mortgage Constant (monthly payments)	0.08102			
Equity Dividend Rate (EDR)	9.00%			
Mortgage Requirement	65%	x	0.08102	= 0.05266
Equity Requirement	35%	x	0.09000	= 0.03150
	100%			0.08416
<b>Indicated OAR:</b>				<b>8.40%</b>
Compiled by: CBRE				

### Debt Coverage Ratio

The debt coverage ratio (DCR) is the ratio of net operating income to annual debt service and measures the ability of a given property to meet its debt service out of net operating income.

Utilizing data obtained from knowledgeable mortgage finance professionals, the subject's projected NOI can be tested for reasonableness against the market's typical loan parameters to determine whether or not the DCR is positive. This analysis is shown in the following table.

<b>DEBT COVERAGE RATIO ANALYSIS</b>	
Estimated As Is Value	\$19,000,000
Mortgage Ratio (Loan-to-Value)	65%
Estimated Mortgage Loan Amount	\$12,350,000
Mortgage Interest Rate	6.50%
Mortgage Term (Amortization Period)	25 Years
Mortgage Constant (monthly payments)	0.08102
Annual Debt Service (monthly payments)	\$1,000,657
Estimated NOI	\$1,907,062
Estimated Debt Coverage Ratio (DCR)	1.91
Market Debt DCR	1.40
Positive DCR? (Y or N)	Yes
Compiled by: CBRE	

## Capitalization Rate Conclusion

The following chart summarizes the OAR conclusions.

<b>OVERALL CAPITALIZATION RATE - CONCLUSION</b>	
<b>Source</b>	<b>Indicated OAR</b>
Comparable Sales	5.91%-8.95%
Published Surveys	8.50%
Market Participants	8.50%
Band of Investment	8.40%
<b>CBRE Estimate</b>	<b>8.50%</b>
Compiled by: CBRE	

In concluding an overall capitalization rate for the subject, primary reliance has been placed upon the data obtained from the comparable sales and interviews with active market participants. This data tends to provide the most accurate depiction of both buyer's and seller's expectations within the market and the ranges indicated are relatively tight. Further secondary support for our conclusion is noted via the *PWC Real Estate Investor Survey*, as well as the band of investment methodology. Considering the data presented, the concluded overall capitalization rate appears to be well supported in the local market.

We have also considered recent events and prevailing market conditions with respect to capitalization rates. This includes a combination of inflationary pressures, higher cost of capital (considering interest rates as well as risk spreads), and the recent geopolitical events. While the overall long-term outlook for commercial real estate remains positive, the full effect of these factors may not yet be reflected in transactional data. Overall, we view uncertainty and the higher cost of capital to have an upward influence on capitalization rates which is considered with respect to our conclusion herein.



## Income Capitalization Approach

## Direct Capitalization Summary

A summary of the direct capitalization is illustrated in the following chart.

DIRECT CAPITALIZATION SUMMARY			
Income		\$/SF/Yr	Total
Potential Rental Income		\$18.34	\$3,818,993
Vacancy	8.00%	(\$1.70)	(\$353,479)
Credit Loss	1.00%	(\$0.21)	(\$44,185)
<b>Net Rental Income</b>		<b>\$16.43</b>	<b>\$3,421,329</b>
Expense Reimbursements		\$2.88	\$599,493
<b>Effective Gross Income</b>		<b>\$19.31</b>	<b>\$4,020,822</b>
<b>Expenses</b>			
Real Estate Taxes		\$3.00	\$623,864
Property Insurance		\$0.43	\$89,690
Utilities		\$0.38	\$78,479
Electricity		\$2.15	\$448,450
General Operating		\$0.54	112,112
Repairs & Maintenance		\$2.15	448,450
Janitorial		\$0.92	190,591
Management Fee	3.00%	\$0.59	122,125
<b>Operating Expenses</b>		<b>\$10.15</b>	<b>\$2,113,760</b>
<b>Operating Expense Ratio</b>			52.57%
<b>Net Operating Income</b>		<b>\$9.16</b>	<b>\$1,907,062</b>
<b>OAR</b>		÷	<b>8.50%</b>
<b>Indicated Stabilized Value</b>			<b>\$22,436,024</b>
<b>Rounded</b>			<b>\$22,400,000</b>
NPV of Solar Income			\$229,821
Lease Up Discount			(\$13,900,000)
<b>Indicated As Is Value</b>			<b>\$8,765,845</b>
<b>Rounded</b>			<b>\$8,800,000</b>
<b>Value Per SF</b>			<b>\$42.26</b>
Compiled by CBRE			

## ADJUSTMENT FOR STABILIZATION

The subject is not stabilized. A deduction for losses occurring during stabilization is necessary. This is calculated based on the differential in indicated value between the DCF's "As Is" and "As Stabilized". The following depicts this calculation. The indicated stabilization discount is then utilized within the Sales Comparison Approach to provide an indication of the as complete value estimate.

## Income Capitalization Approach

**STABILIZATION SUMMARY**

Estabilized Stabilization Period	<b>36 Months</b>
DCF - As Stabilized value	\$19,000,000
DCF - As Is value	\$5,100,000
Differential	<u>\$13,900,000</u>
Total	\$13,900,000
Stabilization Discount	<b>\$13,900,000</b>
Compiled by CBRE	

**Net Present Value of Remaining Solar Income Payments**

In addition, we have included the Net Present Value of the remaining solar income payments through November of 2029. As noted above, the remaining payments are equivalent to \$229,821.

**NET PRESENT VALUE OF REMAINING SOLAR INCOME PAYMENTS**

<b>Year</b>	<b>Commencing</b>	<b>Payment</b>	<b>Discount Rate @ 9.5%</b>	<b>Present Value</b>
1	7/1/2023	\$50,000	0.91324	\$45,662
2	7/1/2024	\$50,000	0.83401	\$41,701
3	7/1/2025	\$50,000	0.76165	\$38,083
4	7/1/2026	\$50,000	0.69557	\$34,779
5	7/1/2027	\$50,000	0.63523	\$31,761
6	7/1/2028	\$50,000	0.58012	\$29,006
7	7/1/2029	\$16,667	0.52979	\$8,830
<b>Total</b>				<b>\$229,821</b>

## DISCOUNTED CASH FLOW ANALYSIS (DCF)

The DCF assumptions for the subject are summarized as follows:

SUMMARY OF DISCOUNTED CASH FLOW ASSUMPTIONS						
General						
Start Date	Jul-23					
Hold Period	12 Years					
Basis	Fiscal					
Software	Argus DCF					
Growth Rates						
Growth Category	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6+
General Inflation Rate	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Market Inflation Rate	1.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Expense Inflation Rate	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Market Leasing Assumptions						
Leasing Category	Market Rent	Lease Term (Months)	Recovery Structure	Escalations	Concessions New (Months)	Concessions Renewal (Months)
Office 7	\$18.00	84	Base Year + E	\$0.50/SF/Year	0	0
Office 5	\$19.00	60	Base Year + E	\$0.50/SF/Year	0	0
Rear Office	\$13.00	60	Base Year + E	\$0.50/SF/Year	0	0
Leasing Category	TI's New (SF/Yr)	TI's Renewal (SF/Yr)	Downtime (Months)	Commission New	Commission Renewal	Renewal Probability
Office 7	\$40.00	\$20.00	12	6.00%	3.00%	70%
Office 5	\$30.00	\$15.00	9	6.00%	3.00%	70%
Rear Office	\$30.00	\$15.00	12	6.00%	3.00%	70%
Economic Assumptions						
Stabilized Operating Expenses (\$/SF/Yr.)	\$10.15					
Current Occupancy	0.00%					
Stabilized Occupancy	92.00%					
Credit Loss	1.00%					
Stabilized Occupancy (w/Credit Loss)	91.00%					
Estimated Absorption Period	36 Months					
Financial						
	Rate					
Discount Rate	8.00%					
Terminal Capitalization Rate	8.75%					
Cost of Sale	2.00%					
Compiled by CBRE						

Provided on the following pages is a discussion of additional assumptions used in the discounted cash flow analysis.

### General Assumptions

The DCF analysis utilizes an 12-year projection due to the significant lease up projected to the subject. This is consistent with current investor assumptions.

### Growth Rate Assumptions

Published investor surveys are shown below.

SUMMARY OF GROWTH RATES			
Investment Type	Rent	Expenses	Inflation
U.S. Bureau of Labor Statistics (CPI-U)			
10-Year Snapshot Average as of Mar-23			2.63%
<b>CBRE Estimate</b>	<b>1.50%</b>	<b>2.50%</b>	<b>2.50%</b>
Compiled by: CBRE			

The estimated growth rates indicated above are based primarily on local market conditions. We have assumed 1% rent growth in years one and two, and 2.5% thereafter.

### Leasing Assumptions

The contract lease terms for the existing tenants are utilized within the DCF analysis, with market leasing assumptions applied for renewals and absorption tenants. All subsequent years vary according to the growth rate assumptions applied to the Year 1 estimate.

#### LEASING COMMISSIONS

The following table presents the leasing commissions quoted for the subject, those prevalent in the market as derived through the comparable properties, and our pro forma estimate. In estimating the market rate for leasing commissions, primary emphasis has been placed on market practice.

LEASING COMMISSIONS			
Category	Office 7	Office 5	Rear Office
<b>CBRE Estimate</b>			
<b>New Tenants</b>	<b>6.00%</b>	<b>6.00%</b>	<b>6.00%</b>
<b>Renewals</b>	<b>3.00%</b>	<b>3.00%</b>	<b>3.00%</b>
Compiled by CBRE			

#### RENEWAL PROBABILITY

The renewal probability incorporated within the market leasing assumptions has been estimated at 70%. This rate is considered reasonable based on the rent comparable data, a survey of market participants and the subject.

#### DOWNTIME BETWEEN LEASES

The downtime estimate at lease rollover incorporated within the market leasing assumptions has been estimated at 9 months for 5 year spaces and 12 months for 7 year and rear office spaces. This rate is considered reasonable based on the rent comparable data, a survey of market participants and the subject.

### Financial Assumptions

#### DISCOUNT RATE ANALYSIS

The results of the most recent investor surveys are summarized in the following chart.

DISCOUNT RATES			
Investment Type	Rate Range		Average
<i>PwC Suburban Office</i>			
National Data	6.50%	- 9.00%	7.84%
<b>CBRE Estimate- As Stabilized</b>			<b>9.50%</b>
<b>CBRE Estimate- As Is</b>			<b>12.00%</b>
Compiled by: CBRE			

For insights into the current real estate segment of capital markets, we again consulted the latest PwC Real Estate Investor Survey. There it is reported that the yields on investment grade strip centers range from 6.00 to 9.00 percent with an average of 7.63 percent. Given the subject's condition, location, and unknown future tenancy, we have utilized a Discount Rate above the range of the national survey. A 250 basis point premium has been applied to reflect the significant lease up risk within the "As Is" scenario.

We have also considered prevailing market conditions (including inflationary pressures, cost of capital, etc.) in concluding an appropriate discount rate. While the overall long-term outlook for commercial real estate remains positive, these factors are impacting price discovery and underwriting for buyers. The impact can vary depending on location and asset class, and in some cases is yielding smaller buyer pools. Overall, we view this investment environment to have some potential upward influence on yields. Our discount rate conclusion considers available information and our view of market/investment conditions.

#### TERMINAL CAPITALIZATION RATE

The reversionary value of the subject is based on an assumed sale at the end of the holding period based on capitalizing the Year 11 NOI at a terminal capitalization rate.

TERMINAL CAPITALIZATION RATES		
Investment Type	Rate Range	Average
<i>PwC Suburban Office</i>		
National Data - Residual OAR	6.00% - 9.00%	7.30%
<b>CBRE Estimate</b>		<b>8.75%</b>
Compiled by: CBRE		



## Income Capitalization Approach

## Discounted Cash Flow Conclusion

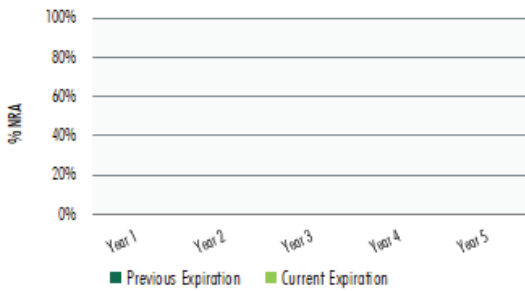
The DCF schedule(s) and value conclusions are depicted on the following page(s).

## FINANCIAL SUMMARY

Property Name:	Voorhees Tech Center	Product Type:	Office - Multi Tenant
Property Address:	401 White Horse Road	Year Built/Renovated:	1971 / 2000
Interest Appraised:	Leased Fee Interest	Stories:	2
Effective Date:	June 23, 2023	Parking Ratio:	4.90/1000 SF
NRA:	208,215 SF	Land Area (acres):	25.98

## TENANCY

## Cumulative Lease Expiration Profile

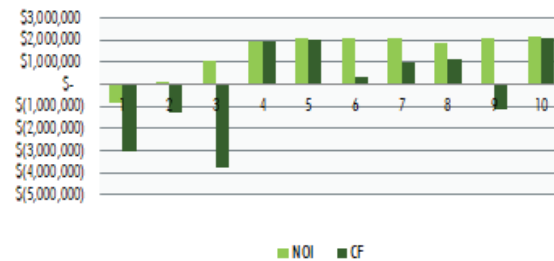
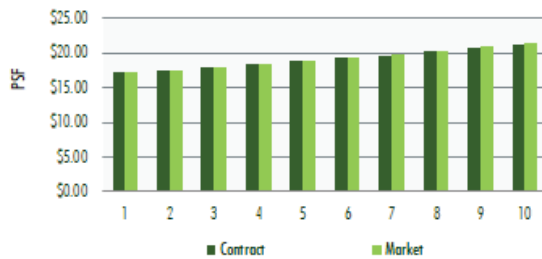


## Top Tenants

Tenant	Size (GLA) SF	% of Base Rent	Exp.
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Occupancy Rate:	0.00%
Avg. Remaining Lease Term:	0.0 Years

## INCOME ANALYSIS



Year 1 Contract Rent	\$17.34	Year 1 NOI	(\$823,827)
Year 1 Market Rent	\$17.34	Year 1 CF	(\$3,038,409)

## VALUATION SUMMARY

Final Value Conclusion	\$5,100,000		
Value PSF	\$24.49		
Investment Parameters		Income Yields	NOI CF
IRR	12.00%	Year 1	-16.15% -59.58%
Terminal Cap Rate	8.75%	Years 1-5	16.97% -16.29%
Direct Cap Rate (Yr. 1)	-16.15%	Years 6-10	40.13% 13.27%

Source: CBRE

## Income Capitalization Approach

## CBRE

Voorhees Tech Center For the Years Ending	Year 1 Jun-24	Year 2 Jun-25	Year 3 Jun-26	Year 4 Jun-27	Year 5 Jun-28	Year 6 Jun-29	Year 7 Jun-30	Year 8 Jun-31	Year 9 Jun-32	Year 10 Jun-33	Year 11 Jun-34	Year 12 Jun-35	Year 13 Jun-36
<b>Rental Revenue</b>													
Potential Base Rent	\$3,611,383	\$3,664,554	\$3,753,953	\$3,818,993	\$3,923,100	\$4,018,874	\$4,107,264	\$4,205,754	\$4,312,791	\$4,411,898	\$4,516,006	\$4,626,981	\$4,754,095
Abandonment & Turnover Vacancy	-\$3,141,383	-\$2,205,481	-\$1,277,475			-\$236,111	-\$210,081	-\$577,121	-\$154,847				-\$237,487
Scheduled Base Rent	\$450,000	\$1,458,873	\$2,476,278	\$3,818,993	\$3,923,100	\$3,682,763	\$3,897,204	\$3,628,633	\$4,155,944	\$4,411,898	\$4,516,006	\$4,389,294	\$4,396,782
Total Rental Revenue	\$450,000	\$1,458,873	\$2,476,278	\$3,818,993	\$3,923,100	\$3,682,763	\$3,897,204	\$3,628,633	\$4,155,944	\$4,411,898	\$4,516,006	\$4,389,294	\$4,396,782
<b>Other Tenant Revenue</b>													
Expense Recoveries	\$23,750	\$189,667	\$328,359	\$599,493	\$653,603	\$611,053	\$589,175	\$523,169	\$531,659	\$626,337	\$688,622	\$685,712	\$673,175
Total Other Tenant Revenue	\$23,750	\$189,667	\$328,359	\$599,493	\$653,603	\$611,053	\$589,175	\$523,169	\$531,659	\$626,337	\$688,622	\$685,712	\$673,175
Total Tenant Revenue	\$473,750	\$1,648,539	\$2,804,637	\$4,418,486	\$4,576,704	\$4,293,817	\$4,486,378	\$4,151,802	\$4,687,602	\$5,038,235	\$5,204,627	\$5,075,006	\$5,069,957
<b>Other Revenue</b>													
Solar Income	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$18,750						
Total Other Revenue	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$18,750						
Potential Gross Revenue	\$523,750	\$1,698,539	\$2,854,637	\$4,468,486	\$4,626,704	\$4,343,817	\$4,505,128	\$4,151,802	\$4,687,602	\$5,038,235	\$5,204,627	\$5,075,006	\$5,069,957
<b>Vacancy &amp; Credit Loss</b>													
Vacancy Allowance				-\$353,479	-\$366,136	-\$42,283	-\$165,636		-\$230,709	-\$403,059	-\$416,370	-\$187,928	-\$76,317
Credit Loss	-\$4,738	-\$16,485	-\$28,046	-\$44,165	-\$45,767	-\$42,938	-\$44,864	-\$41,518	-\$46,876	-\$50,382	-\$52,046	-\$50,709	-\$50,709
Total Vacancy and Credit Loss	-\$4,738	-\$16,485	-\$28,046	-\$297,644	-\$411,903	-\$77,221	-\$210,500	-\$41,518	-\$277,585	-\$453,441	-\$468,416	-\$238,637	-\$127,017
Effective Gross Revenue	\$519,012	\$1,682,054	\$2,826,591	\$4,070,822	\$4,214,800	\$4,266,596	\$4,294,629	\$4,110,284	\$4,410,017	\$4,584,794	\$4,736,211	\$4,836,369	\$4,942,941
<b>Operating Expenses</b>													
Real Estate Taxes	\$579,320	\$593,803	\$608,648	\$623,864	\$639,461	\$655,447	\$671,834	\$688,620	\$705,845	\$723,491	\$741,379	\$760,118	\$779,121
Insurance	\$83,266	\$85,568	\$87,502	\$89,590	\$91,732	\$94,220	\$96,586	\$99,001	\$101,476	\$104,013	\$106,613	\$109,278	\$112,010
Utilities	\$72,875	\$74,607	\$76,565	\$78,479	\$80,441	\$82,452	\$84,513	\$86,626	\$88,791	\$91,011	\$93,286	\$95,610	\$98,000
Electric	\$50,000	\$160,580	\$273,331	\$448,450	\$459,661	\$433,439	\$460,599	\$428,872	\$483,011	\$520,064	\$533,066	\$521,126	\$520,826
Administrative	\$104,108	\$106,710	\$109,378	\$112,112	\$114,915	\$117,788	\$120,733	\$123,751	\$126,845	\$130,016	\$133,266	\$136,598	\$140,018
Repairs/Maintenance	\$416,430	\$425,841	\$437,512	\$448,450	\$459,661	\$471,152	\$482,931	\$495,004	\$507,380	\$520,064	\$533,066	\$546,392	\$560,032
Janitorial	\$21,250	\$48,246	\$116,166	\$199,591	\$195,356	\$184,211	\$195,755	\$182,271	\$205,280	\$221,027	\$226,553	\$221,479	\$221,351
Management	\$15,570	\$50,462	\$84,798	\$122,125	\$126,444	\$127,998	\$128,839	\$123,309	\$132,301	\$137,544	\$142,086	\$145,108	\$148,288
Total Operating Expenses	\$1,342,839	\$1,566,707	\$1,793,899	\$2,113,760	\$2,167,870	\$2,166,718	\$2,241,790	\$2,227,463	\$2,350,929	\$2,447,230	\$2,509,515	\$2,535,718	\$2,579,671
Net Operating Income	\$893,827	\$1,115,347	\$1,032,691	\$1,957,062	\$2,046,930	\$2,099,878	\$2,052,839	\$1,882,821	\$2,059,089	\$2,137,564	\$2,226,696	\$2,301,210	\$2,363,270
<b>Leasing Costs</b>													
Total Leasing Costs	\$2,163,350	\$1,348,334	\$4,786,872			\$1,766,581	\$1,042,007	\$693,387	\$3,160,090			\$555,291	\$1,422,336
<b>Capital Expenditures</b>													
Revenues	\$31,232	\$32,013	\$32,813	\$33,634	\$34,475	\$35,336	\$36,220	\$37,125	\$38,053	\$39,005	\$39,980	\$40,979	\$42,004
Total Capital Expenditures	\$31,232	\$32,013	\$32,813	\$33,634	\$34,475	\$35,336	\$36,220	\$37,125	\$38,053	\$39,005	\$39,980	\$40,979	\$42,004
Total Leasing & Capital Costs	\$2,214,582	\$1,380,347	\$4,819,685	\$33,634	\$34,475	\$1,801,917	\$1,078,227	\$730,512	\$3,198,143	\$39,005	\$39,980	\$556,270	\$1,464,340
Cash Flow Before Debt Service	-\$3,038,409	-\$1,265,000	-\$3,786,994	\$1,923,428	\$2,012,455	\$297,961	\$974,212	\$1,152,309	\$1,139,054	\$2,098,559	\$2,186,716	\$1,704,940	\$895,930
Total Operating Expense PSF/YR	\$6.45	\$7.32	\$8.02	\$10.15	\$10.41	\$10.41	\$10.77	\$10.77	\$11.29	\$11.75	\$12.05	\$12.18	\$12.39
Inferred Capitalization Rate	-16.15%	2.26%	20.25%	38.37%	40.14%	41.17%	40.23%	36.92%	40.37%	41.91%	43.66%	45.12%	46.34%
Undeveloped Cash Flow Return	-59.58%	-24.80%	-74.25%	37.71%	39.46%	5.84%	19.10%	22.59%	-22.32%	41.15%	42.88%	33.43%	17.63%

<b>Reversion Summary</b>	
Terminal Capitalization Rate	8.75%
Adjusted Gross Reversionary Proceeds	\$27,008,797
Minus: Cost of Sale 2.00%	(\$540,126)
Net Reversion	\$26,468,671
<b>Value Summary</b>	
Discount Rate	12.00%
Cash Flow PV	(\$1,464,273)
Reversion PV	\$6,723,636
<b>As Is Market Value (Rounded)</b>	<b>\$5,259,363</b>
Inferred First Year Cap Rate	-16.15%



## Income Capitalization Approach

VOORHEES CORP CENTER CASH FLOW REPORT BEGINNING JULY 1, 2026										
For the Years Ending	Year 1 Jun-2027	Year 2 Jun-2028	Year 3 Jun-2029	Year 4 Jun-2030	Year 5 Jun-2031	Year 6 Jun-2032	Year 7 Jun-2033	Year 8 Jun-2034	Year 9 Jun-2035	Reversion Jun-2036
<b>Rental Revenue</b>										
Potential Base Rent	3,818,993	3,923,100	4,018,874	4,107,284	4,205,754	4,312,791	4,411,898	4,516,006	4,626,981	4,734,695
Absorption & Turnover Vacancy	0	0	-336,111	-210,081	-577,121	-156,847	0	0	237,687	-357,913
Scheduled Base Rent	3,818,993	3,923,100	3,682,763	3,897,204	3,628,633	4,155,944	4,411,898	4,516,006	4,389,294	4,396,782
Total Rental Revenue	3,818,993	3,923,100	3,682,763	3,897,204	3,628,633	4,155,944	4,411,898	4,516,006	4,389,294	4,396,782
<b>Other Tenant Revenue</b>										
Total Expense Recoveries	599,493	653,603	611,053	589,175	523,169	531,659	626,337	688,622	685,712	673,175
Total Other Tenant Revenue	599,493	653,603	611,053	589,175	523,169	531,659	626,337	688,622	685,712	673,175
Total Tenant Revenue	4,418,486	4,576,704	4,293,817	4,486,378	4,151,802	4,687,602	5,038,235	5,204,627	5,075,006	5,069,957
<b>Other Revenue</b>										
Solar Income	50,000	50,000	50,000	18,750	0	0	0	0	0	0
Total Other Revenue	50,000	50,000	50,000	18,750	0	0	0	0	0	0
Potential Gross Revenue	4,468,486	4,626,704	4,343,817	4,505,128	4,151,802	4,687,602	5,038,235	5,204,627	5,075,006	5,069,957
<b>Vacancy &amp; Credit Loss</b>										
Vacancy Allowance	-353,479	-366,136	-34,283	-165,636	0	-230,709	-403,059	-416,370	-187,328	-76,317
Credit Loss	-44,185	-45,767	-42,938	-44,864	-41,518	-46,876	-50,382	-52,046	-50,750	-50,700
Total Vacancy & Credit Loss	-397,664	-411,903	-77,221	-210,500	-41,518	-277,585	-453,441	-468,416	-238,078	-127,017
Effective Gross Revenue	4,070,822	4,214,800	4,266,596	4,294,629	4,110,284	4,410,017	4,584,794	4,736,211	4,836,928	4,942,941
<b>Operating Expenses</b>										
Real Estate Taxes	623,864	639,461	655,447	671,834	688,629	705,845	723,491	741,579	760,118	779,121
Insurance	89,690	91,932	94,230	96,586	99,001	101,476	104,013	106,613	109,278	112,010
Utilities	78,479	80,441	82,452	84,513	86,626	88,791	91,011	93,286	95,619	98,009
Electric	448,450	459,661	433,439	460,599	428,872	483,011	520,064	533,066	521,126	520,826
Administrative	112,112	114,915	117,788	120,733	123,751	126,845	130,016	133,266	136,598	140,013
Repairs/Maintenance	448,450	459,661	471,152	482,931	495,004	507,380	520,064	533,066	546,392	560,052
Janitorial	190,591	195,356	184,211	195,755	182,271	205,280	221,027	226,553	221,479	221,351
Management	122,125	126,444	127,998	128,839	123,309	132,301	137,544	142,088	145,108	148,288
Total Operating Expenses	2,119,760	2,167,870	2,169,718	2,241,790	2,227,463	2,329,929	2,447,830	2,509,212	2,535,718	2,579,671
Net Operating Income	1,957,062	2,046,930	2,096,878	2,052,839	1,882,821	2,080,089	2,137,564	2,226,999	2,301,210	2,363,270
<b>Leasing Costs</b>										
Tenant Improvements	0	0	1,470,831	870,934	579,484	2,683,230	0	0	464,380	1,189,660
Leasing Commissions	0	0	295,730	171,373	113,903	478,859	0	0	90,911	232,876
Total Leasing Costs	0	0	1,766,561	1,042,307	693,387	3,160,090	0	0	555,291	1,422,536
<b>Capital Expenditures</b>										
Reserves	33,634	34,475	35,336	36,220	37,125	38,053	39,005	39,980	40,979	42,004
Total Capital Expenditures	33,634	34,475	35,336	36,220	37,125	38,053	39,005	39,980	40,979	42,004
Total Leasing & Capital Costs	33,634	34,475	1,801,917	1,078,527	730,512	3,198,143	39,005	39,980	596,270	1,464,540
Cash Flow Before Debt Service	1,923,428	2,012,455	297,961	974,312	1,152,309	-1,139,054	2,098,559	2,186,716	1,704,940	898,930
Cash Flow Available for Distribution	1,923,428	2,012,455	297,961	974,312	1,152,309	-1,139,054	2,098,559	2,186,716	1,704,940	898,930
IMPLIED OVERALL RATE	10.30%	10.77%	11.05%	10.80%	9.91%	10.84%	11.25%	11.72%	12.11%	
CASH ON CASH RETURN	10.12%	10.59%	1.57%	5.13%	6.08%	-6.00%	11.05%	11.51%	8.97%	

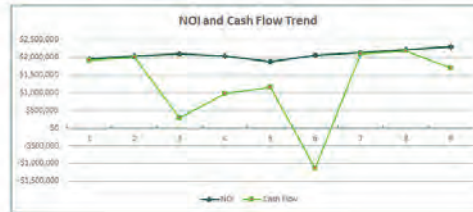
Sale / Yield	Terminal Capitalization Rate		
Discount Rate	8.50%	8.75%	9.00%
0.25%	\$19,695,114	\$19,343,901	\$19,012,375
0.50%	\$19,372,989	\$19,029,016	\$18,704,151
0.75%	\$19,057,714	\$18,720,729	\$18,402,464

<b>Reconciliation Summary</b>	
Adjusted Gross Reversionary Proceeds	\$27,008,797
Minus: Cost of Sale @ 2.00%	(\$540,176)
Net Reversion @ 8.75% Cap Rate	\$26,468,621

<b>Value Summary</b>	
Cash Flow Present Value @ 9.50% Discount Rate	\$7,333,907
Reversion Flow Present Value @ 9.50% Discount Rate	\$11,695,109
<b>Reconciled Value Indication (Rounded):</b>	<b>\$19,000,000</b>
<b>Value Per Square Foot:</b>	<b>\$91.25</b>
Implied First Year Cap Rate	10.30%



**CONCLUSION OF INCOME CAPITALIZATION APPROACH**

The conclusions via the valuation methods employed for this approach are as follows:

<b>INCOME CAPITALIZATION APPROACH VALUES</b>		
	As Is on June 23, 2023	As Stabilized on July 1, 2026
Direct Capitalization Method	\$8,800,000	\$22,400,000
Discounted Cash Flow Analysis	\$5,100,000	\$19,000,000
Reconciled Value	\$5,100,000	\$19,000,000
Compiled by CBRE		

Given the currently vacant status of the subject, we have placed all weight on the Discounted Cash Flow, which most accurately accounts for the significant downtime and capital costs associated with the projected lease up.

## Reconciliation of Value

The value indications from the approaches to value are summarized as follows:

<b>SUMMARY OF VALUE CONCLUSIONS</b>	
	As Is on June 23, 2023
Land Value	\$3,600,000
Sales Comparison Approach	\$5,500,000
Income Capitalization Approach	\$5,100,000
Reconciled Value	\$5,100,000
Compiled by CBRE	

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the substantial amount of depreciation present in the property, the reliability of the cost approach is considered somewhat diminished. Therefore, the cost approach is considered less applicable to the subject and has not been developed.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered somewhat comparable to the subject, yet the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication, but has been given secondary emphasis in the final value reconciliation.

The income capitalization approach is applicable to the subject since it is an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is considered a reasonable and substantiated value indicator and has been given primary emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

<b>MARKET VALUE CONCLUSION</b>			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Leased Fee Interest	June 23, 2023	\$5,100,000
As Is- Land Value	Fee Simple Estate	June 23, 2023	\$3,600,000
Compiled by CBRE			

## Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
  - (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
  - (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
  - (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
  - (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
  - (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
  - (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
  - (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
  - (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently or super-efficiently.
  - (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
  - (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.



- (xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or behalf of the client, property owner, or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including without limitation any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.
10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.

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## Assumptions and Limiting Conditions

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13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

Addenda

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**ADDENDA**

Addendum A

# IMPROVED SALE DATA SHEETS

# Sale Office - Multi Tenant No. 1

Property Name	Kevon Office Center II
Address	2475 McClellan Boulevard Pennsauken Township, NJ 08109
County	Camden
Govt./Tax ID	N/A
Net Rentable Area (NRA)	49,498 sf
Condition	Average
Number of Buildings	1
Parking Type/Ratio	Surface/ 6.65:1,000 sf
Year Built/Renovated	2008/ N/A
Floor Count	1
Occupancy Type	Multi-tenant
Land Area Net	5.800 ac/ 252,648 sf
Actual FAR	0.20
Zoning	C1- Commercial
Construction Class/ Type	C/ Average
External Finish	Masonry
Amenities	N/A



## Transaction Details

Type	Sale	Primary Verification	Selling Broker- Jerry Kranzel- CBRE
Interest Transferred	Leased Fee	Transaction Date	08/23/2022
Condition of Sale	None	Recording Date	N/A
Remaining Lease Term	N/A	Avg. Credit Rating	N/A
Recorded Buyer	Kevon Office Partners LLC	Sale Price	\$9,800,000
Buyer Type	Private Investor	Financing	Market Rate Financing
Recorded Seller	Kevon Office II LP	Cash Equivalent	\$9,800,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	Adjusted Price	\$9,800,000
Doc #	12187-1145	<b>Adjusted Price / sf</b>	<b>\$197.99</b>
Buyer's Primary Analysis	Static Capitalization Analysis	Occupancy at Sale	90%
Static Analysis Method	Trailing Actuals	Underwritten Occupancy	N/A
Source	N/A	Potential Gross Income	N/A
NOI / sf	\$15.68	Vacancy/Collection Loss	N/A
IRR	N/A	Effective Gross Income	N/A
OER	N/A	Expenses	N/A
Expenses /sf	\$0.00	Net Operating Income	\$776,250
Cap Rate	7.92%		

## Comments

Sale of a multi tenant office building located just off Route 70 in Pennsauken, NJ. The project was 90% leased to 3 tenants (GSA, HAB Management/Weisman, Lourdes/Virtua) at the time of sale.

**Sale****Office - Multi Tenant****No. 2**

Property Name	Cherry Hill Office Center Portfolio
Address	1020-1060 N. Kings Highway Cherry Hill, NJ 08002
County	Camden
Govt./Tax ID	N/A
Net Rentable Area (NRA)	183,848 sf
Condition	Average
Number of Buildings	5
Parking Type/Ratio	Surface/ 4.26:1,000 sf
Year Built/Renovated	1968/ 1975
Floor Count	2
Occupancy Type	Multi-tenant
Land Area Net	10.810 ac/ 470,884 sf
Actual FAR	0.39
Zoning	O2-Office
Construction Class/ Type	C/ Average
External Finish	Masonry
Amenities	N/A

**Transaction Details**

Type	Sale	Primary Verification	N/A
Interest Transferred	Leased Fee	Transaction Date	08/18/2022
Condition of Sale	None	Recording Date	N/A
Remaining Lease Term	N/A	Avg. Credit Rating	N/A
Recorded Buyer	CHK OPERATING LLC	Sale Price	\$21,400,000
Buyer Type	Private Investor	Financing	Market Rate Financing
Recorded Seller	Cherry Hill Equity LLC	Cash Equivalent	\$21,400,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	Adjusted Price	\$21,400,000
Doc #	12215-0704	<b>Adjusted Price / sf</b>	<b>\$116.40</b>
Buyer's Primary Analysis	Static Capitalization Analysis	Occupancy at Sale	90%
Static Analysis Method	Trailing Actuals	Underwritten Occupancy	N/A
Source	N/A	Potential Gross Income	N/A
NOI / sf	\$8.73	Vacancy/Collection Loss	N/A
IRR	N/A	Effective Gross Income	N/A
OER	N/A	Expenses	N/A
Expenses /sf	\$0.00	Net Operating Income	\$1,605,000
Cap Rate	7.50%		

**Comments**

Sale of a five building office portfolio within the Cherry Hill Office Park. The multi tenancy is a mix of general and medical, and regional in nature. The properties were developed between 1968 and 1975, and range from 2-7 stories.



**Sale****Office - Multi Tenant****No. 3**

Property Name	5000 Dearborn Circle
Address	5000 Dearborn Circle Mount Laurel Township, NJ 08054
County	Burlington
Govt./Tax ID	24-00512-0000-00001-01
Net Rentable Area (NRA)	56,016 sf
Condition	Good
Number of Buildings	N/A
Parking Type/Ratio	Open/ 5.32:1,000 sf
Year Built/Renovated	1988/ 2019
Floor Count	1
Occupancy Type	Multi-tenant
Land Area Net	6.640 ac/ 289,247 sf
Actual FAR	0.20
Zoning	I-Industrial
Construction Class/ Type	C/ Average
External Finish	Masonry
Amenities	N/A

**Transaction Details**

Type	Sale	Primary Verification	N/A
Interest Transferred	Leased Fee	Transaction Date	06/14/2022
Condition of Sale	None	Recording Date	N/A
Remaining Lease Term	N/A	Avg. Credit Rating	N/A
Recorded Buyer	ATPI 5000 Dearborn MOB Owner LLC	Sale Price	\$11,000,000
Buyer Type	Private Investor	Financing	Market Rate Financing
Recorded Seller	SFA 5000 Dearborn Circle LLC	Cash Equivalent	\$11,000,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	Adjusted Price	\$11,000,000
Doc #	N/A	<b>Adjusted Price / sf</b>	<b>\$196.37</b>
Buyer's Primary Analysis	Static Capitalization Analysis	Occupancy at Sale	89%
Static Analysis Method	Trailing Actuals	Underwritten Occupancy	N/A
Source	N/A	Potential Gross Income	N/A
NOI / sf	\$11.60	Vacancy/Collection Loss	N/A
IRR	N/A	Effective Gross Income	N/A
OER	N/A	Expenses	N/A
Expenses /sf	\$0.00	Net Operating Income	\$650,000
Cap Rate	5.91%		

**Comments**

Sale of a multi tenant office project just off of Route 38 in Mount Laurel, NJ. The building was completely renovated in 2019. Tenancy includes Penn, OkiData, Canon,

**Sale****Office - Single Tenant****No. 4**

Property Name	Geico Office
Address	8000 Lincoln Drive East Marlton, NJ 08053
County	Burlington
Govt./Tax ID	13-00002-04-00001
Net Rentable Area (NRA)	54,923 sf
Condition	Average
Number of Buildings	1
Parking Type/Ratio	Surface/ 7.96:1,000 sf
Year Built/Renovated	1983/ 2020
Floor Count	3
Occupancy Type	Multi-tenant
Land Area Net	7.558 ac/ 329,217 sf
Actual FAR	0.17
Zoning	C1- Commercial
Construction Class/ Type	C/ Average
External Finish	Masonry
Amenities	N/A

**Transaction Details**

Type	Sale	Primary Verification	N/A
Interest Transferred	Leased Fee	Transaction Date	03/11/2022
Condition of Sale	None	Recording Date	N/A
Remaining Lease Term	N/A	Avg. Credit Rating	N/A
Recorded Buyer	620 North Broad Street LLC	Sale Price	\$9,457,500
Buyer Type	Private Investor	Financing	Market Rate Financing
Recorded Seller	M3 REAL ESTATE HOLDINGS LLC	Cash Equivalent	\$9,457,500
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	Adjusted Price	\$9,457,500
Doc #	13611-838	<b>Adjusted Price / sf</b>	<b>\$172.20</b>
Buyer's Primary Analysis	Static Capitalization Analysis	Occupancy at Sale	100%
Static Analysis Method	Trailing Actuals	Underwritten Occupancy	N/A
Source	N/A	Potential Gross Income	N/A
NOI / sf	\$11.29	Vacancy/Collection Loss	N/A
IRR	N/A	Effective Gross Income	N/A
OER	N/A	Expenses	N/A
Expenses /sf	\$0.00	Net Operating Income	\$620,000
Cap Rate	6.56%		

**Comments**

The subject is 100% leased to Geico through 2031. The facility was developed in 1983 but upgraded over time as the tenant has expanded.

# Sale Office - Multi Tenant No. 5

Property Name	501 Fellowship
Address	501 Fellowship Road Mount Laurel, NJ 08054
County	Burlington
Govt./Tax ID	24-01202-0000-00001
Net Rentable Area (NRA)	67,885 sf
Condition	Good
Number of Buildings	1
Parking Type/Ratio	Surface/ 4.08:1,000 sf
Year Built/Renovated	2005/ N/A
Floor Count	3
Occupancy Type	Multi-tenant
Land Area Net	5.000 ac/ 217,800 sf
Actual FAR	0.31
Zoning	N/A
Construction Class/ Type	C/ Average
External Finish	Masonry
Amenities	N/A



## Transaction Details

Type	Sale	Primary Verification	N/A
Interest Transferred	Leased Fee	Transaction Date	09/01/2021
Condition of Sale	None	Recording Date	N/A
Remaining Lease Term	N/A	Avg. Credit Rating	N/A
Recorded Buyer	501 FELLOWSHIP NJ LLC	Sale Price	\$12,040,000
Buyer Type	Private Investor	Financing	Market Rate Financing
Recorded Seller	DAVIS MALIBU ASSOCIATES LLC	Cash Equivalent	\$12,040,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	Adjusted Price	\$12,040,000
Doc #	13563-3303	<b>Adjusted Price / sf</b>	<b>\$177.36</b>
Buyer's Primary Analysis	Static Capitalization Analysis	Occupancy at Sale	85%
Static Analysis Method	Trailing Actuals	Underwritten Occupancy	N/A
Source	N/A	Potential Gross Income	N/A
NOI / sf	\$15.88	Vacancy/Collection Loss	N/A
IRR	N/A	Effective Gross Income	N/A
OER	N/A	Expenses	N/A
Expenses /sf	\$0.00	Net Operating Income	\$1,078,038
Cap Rate	8.95%		

## Comments

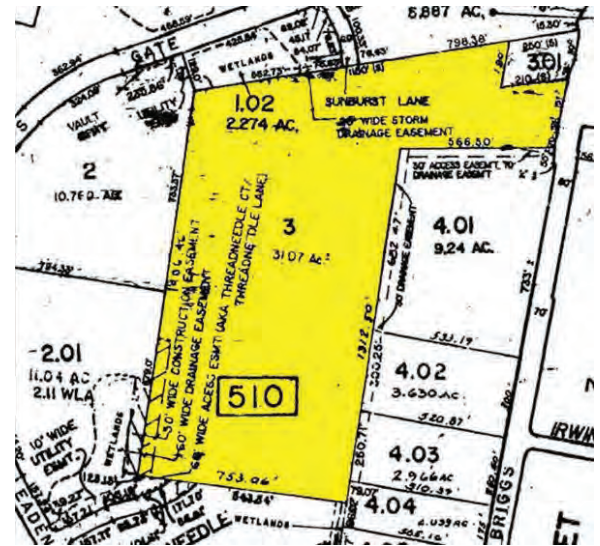
Sale of a multi tenant office project in the East Gate Business Center. Major tenancy includes Cooper Health, Northwestern Mutual, and USB Financial.

Addendum B

# LAND SALE DATA SHEETS

# Sale Land - Industrial No. 1

Property Name	Mount Laurel Industrial Site
Address	2001 Briggs Road Mount Laurel, NJ 08054
County	Burlington
Govt./Tax ID	24-00510-0000-00003-0000-QFARM
Land Area Net	31.840 ac/ 1,386,950 sf
Land Area Gross	N/A/ N/A
Site Development Status	Raw
Utilities	All Available
Maximum FAR	0.14
Min Land Bldg Ratio	7.28:1
Shape	Irregular
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	34005C0234G/ Aug 2019
Zoning	I- Industry
Entitlement Status	N/A



## Transaction Details

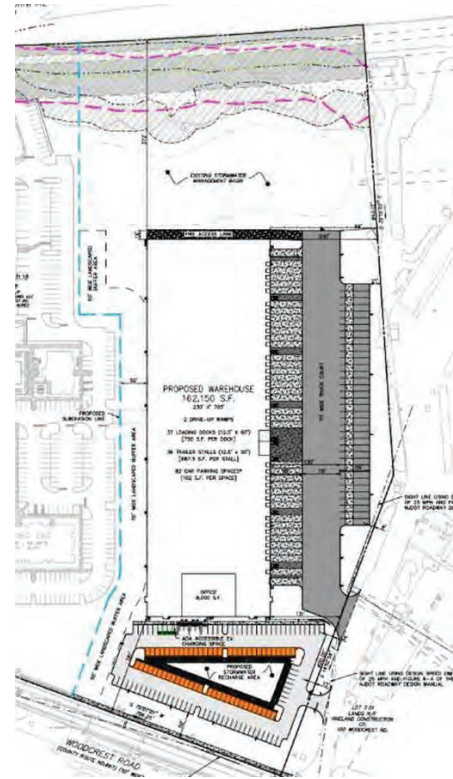
Type	Sale	Primary Verification	Public Record/CoStar
Interest Transferred	Fee Simple	Transaction Date	02/27/2023
Condition of Sale	Arms-Length	Recording Date	03/10/2023
Recorded Buyer	GREY PARK BRIGGS LLC	Sale Price	\$7,100,000
Buyer Type	Developer	Financing	Market Rate Financing
Recorded Seller	MEDFORD VILLAGE EAST ASSN LLC	Cash Equivalent	\$7,100,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	Adjusted Price	\$7,100,000
Doc #	13661-4702	<b>Adjusted Price / ac and / sf</b>	<b>\$222,990 / \$5.12</b>
		<b>Adjusted Price/ FAR</b>	<b>\$37.28</b>
		<b>Adjusted Price/ Unit</b>	<b>N/A</b>

## Comments

This comparable represents the sale of 31.84 acres of commercial land located at 2001 Briggs Road in Mount Laurel, New Jersey. The site is approved for a 190,470 square foot, Class A industrial warehouse building. The site was vacant at the time of sale. The property was sold without entitlements and the buyer went through the approval process.

**Sale****Land - Industrial****No. 2**

Property Name	Woodcrest Road Industrial Site
Address	104 Woodcrest Road Cherry Hill, NJ 08002
County	Camden
Govt./Tax ID	Block 431.18, Lot 8.01
Land Area Net	15.140 ac/ 659,498 sf
Land Area Gross	N/A/ N/A
Site Development Status	Semi-Finished
Utilities	All Available
Maximum FAR	0.25
Min Land Bldg Ratio	4.07:1
Shape	Irregular
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	34007C0107E/ Sep 2007
Zoning	IR- Industrial Restricted (Redevelopment)
Entitlement Status	Master/Specific Plan

**Transaction Details**

Type	Sale	Primary Verification	N/A
Interest Transferred	Fee Simple	Transaction Date	06/27/2022
Condition of Sale	None	Recording Date	N/A
Recorded Buyer	LRE WOODCREST ROAD LLC	Sale Price	\$4,500,000
Buyer Type	N/A	Financing	All Cash
Recorded Seller	FMP MOUNT LAUREL LLC	Cash Equivalent	\$4,500,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	Adjusted Price	\$4,500,000
Doc #	12158-1451	<b>Adjusted Price / ac and / sf</b>	<b>\$297,226 / \$6.82</b>
		<b>Adjusted Price/ FAR</b>	<b>\$27.75</b>
		<b>Adjusted Price/ Unit</b>	<b>N/A</b>

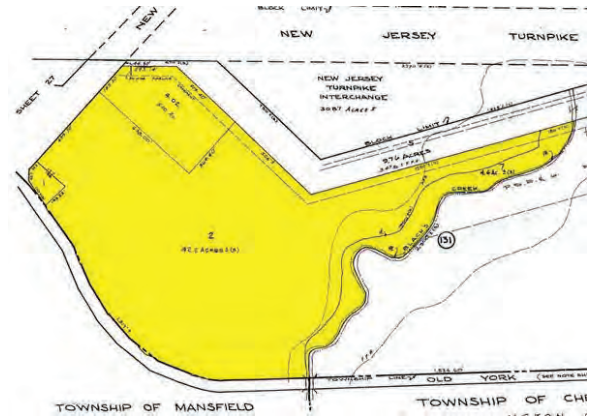
**Comments**

This comparable represents the sale of 15.14 acres of industrial land at 104 Woodcrest Road in Cherry Hill Township, New Jersey. The site's shape is irregular and its topography is described as generally level. The parcel exhibits frontage along Woodcrest Road. The site is zoned IR- Industrial Restricted (Redevelopment), and all utilities were available to the site. The property sold in June 2022 for \$4,500,000, or \$297,226 per acre. The subject site is in a redevelopment zone but was not approved for industrial use. The entitlements were obtained by the buyer, who planned to develop a 162,150 square foot warehouse.



# Sale Land - Industrial No. 3

**Property Name** Industrial Site  
**Address** 2015 US-206  
 Bordentown Township, NJ 08505  
  
**County** Burlington County  
**Govt./Tax ID** N/A  
**Land Area Net** 46.930 ac/ 2,044,271 sf  
**Land Area Gross** N/A/ N/A  
**Site Development Status** Semi-Finished  
**Utilities** All Available  
**Maximum FAR** 0.15  
**Min Land Bldg Ratio** 6.78:1  
**Shape** Irregular  
**Topography** Generally Level  
**Flood Zone Class** Zone X (Unshaded)  
**Flood Panel No./ Date** 34005C0155F/ Dec 2017  
**Zoning** REO- Research, Engineering, Office  
**Entitlement Status** None



## Transaction Details

<b>Type</b>	Sale	<b>Primary Verification</b>	N/A
<b>Interest Transferred</b>	Fee Simple	<b>Transaction Date</b>	02/11/2022
<b>Condition of Sale</b>	None	<b>Recording Date</b>	N/A
<b>Recorded Buyer</b>	Old York Rd Industrial Prop LLC	<b>Sale Price</b>	\$12,350,000
<b>Buyer Type</b>	Developer	<b>Financing</b>	Market Rate Financing
<b>Recorded Seller</b>	Future Real Estate Group LLC	<b>Cash Equivalent</b>	\$12,350,000
<b>Marketing Time</b>	N/A	<b>Capital Adjustment</b>	\$90,000
<b>Listing Broker</b>	N/A	<b>Adjusted Price</b>	\$12,440,000
<b>Doc #</b>	13601-1038	<b>Adjusted Price / ac and / sf</b>	<b>\$265,076 / \$6.09</b>
		<b>Adjusted Price/ FAR</b>	<b>\$41.26</b>
		<b>Adjusted Price/ Unit</b>	<b>N/A</b>

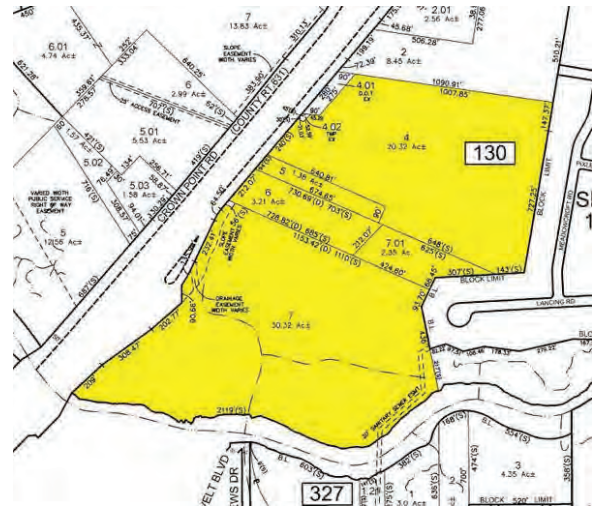
## Comments

The property was previously acquired in two separate transactions on December 21, 2021 and February 11, 2022 for a total consideration of \$12,350,000. At the time of the negotiations and agreement, the property was unentitled for development. Since the time of sale, the property was approved for development and has proposed construction of a 301,470 square foot warehouse. At the time of sale, the property was improved with an 18,000 square foot industrial building, which was planned for demolition.

**Sale****Land - Industrial****No. 4**

Property Name Crown Point Road Warehouse Site  
 Address 1847 Crown Point Road  
 West Deptford Township, NJ 08086

County Gloucester  
 Govt./Tax ID 20-00130-0000-00004  
 Land Area Net 57.580 ac/ 2,508,185 sf  
 Land Area Gross 57.580 ac/ 2,508,185 sf  
 Site Development Status Raw  
 Utilities All Available  
 Maximum FAR 0.11  
 Min Land Bldg Ratio 8.96:1  
 Shape Irregular  
 Topography Generally Level  
 Flood Zone Class Zone X (Unshaded)  
 Flood Panel No./ Date 34015C0081F/ Aug 2016  
 Zoning C- General Commercial  
 Entitlement Status None

**Transaction Details**

Type	Sale	Primary Verification	Public Record
Interest Transferred	Fee Simple	Transaction Date	11/17/2021
Condition of Sale	Arm's Length	Recording Date	N/A
Recorded Buyer	BCIF Crown Point LLC	Sale Price	\$7,000,000
Buyer Type	Developer	Financing	Cash to Seller
Recorded Seller	TH Realty Inc.	Cash Equivalent	\$7,000,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	N/A	Adjusted Price	\$7,000,000
Doc #	6586/59	<b>Adjusted Price / ac and / sf</b>	<b>\$121,570 / \$2.79</b>
		<b>Adjusted Price/ FAR</b>	<b>\$25.00</b>
		<b>Adjusted Price/ Unit</b>	<b>N/A</b>

**Comments**

All approvals were acquired by the buyer.

# Sale Land - Industrial No. 5

**Property Name** Eastampton Industrial Site  
**Address** 2575 Route 206  
 Eastampton, NJ 08060  
  
**County** Burlington  
**Govt./Tax ID** 11-00800-0000-00009-03-QFARM  
**Land Area Net** 27.640 ac/ 1,203,998 sf  
**Land Area Gross** N/A/ N/A  
**Site Development Status** Raw  
**Utilities** All Available  
**Maximum FAR** 0.29  
**Min Land Bldg Ratio** 3.48:1  
**Shape** Irregular  
**Topography** Generally Level  
**Flood Zone Class** Zone X (Unshaded)  
**Flood Panel No./ Date** 34005C0163F/ Dec 2017  
**Zoning** BP- Business Park  
**Entitlement Status** None



## Transaction Details

<b>Type</b>	Sale	<b>Primary Verification</b>	N/A
<b>Interest Transferred</b>	Fee Simple	<b>Transaction Date</b>	09/21/2021
<b>Condition of Sale</b>	None	<b>Recording Date</b>	N/A
<b>Recorded Buyer</b>	RG Eastampton LLC	<b>Sale Price</b>	\$5,880,000
<b>Buyer Type</b>	Developer	<b>Financing</b>	Market Rate Financing
<b>Recorded Seller</b>	AHW REALTY LLC	<b>Cash Equivalent</b>	\$5,880,000
<b>Marketing Time</b>	N/A	<b>Capital Adjustment</b>	\$0
<b>Listing Broker</b>	N/A	<b>Adjusted Price</b>	\$5,880,000
<b>Doc #</b>	13565-6748	<b>Adjusted Price / ac and / sf</b>	<b>\$212,735 / \$4.88</b>
		<b>Adjusted Price/ FAR</b>	<b>\$17.01</b>
		<b>Adjusted Price/ Unit</b>	<b>N/A</b>

## Comments

The subject was acquired in September of 2021, as vacant unentitled land. All of the entitlements were acquired by the buyer. The project was since developed with a 345,600 square foot warehouse facility.

Addendum C

# OPERATING DATA

**White Horse 401 LLC**  
**Profit & Loss**  
January through December 2020

	Jan - Dec 20
Ordinary Income/Expense	
Income	
Cam	1,350,999.10
Electric	419,266.55
Rental	1,961,904.13
Water	9,946.05
Total Income	3,742,115.83
Gross Profit	3,742,115.83
Expense	
Bank Analysis fees	6,993.61
Computer and Internet Expenses	6,422.57
Filling Fee	2,467.53
Insurance Expense	65,787.43
Interest Expense	751,776.05
Janitorial Services	95,044.10
Landscaping and Groundskeeping	27,499.83
Leasing Commission	24,956.25
Management Fees	121,631.57
Office Supplies	728.34
Payroll Expenses	102,932.87
Payroll Taxes	10,868.68
Pest Control	4,777.55
Postage and Delivery	439.06
Professional Fees	6,785.00
Repairs and Maintenance	292,250.99
Service	9,021.25
Snow Removal	8,955.07
Supplies	12,385.82
Taxes	666,641.37
Telephone Expense	2,608.82
Trash Removal	9,643.95
Utilities	655,660.05
Total Expense	2,886,277.76
Net Ordinary Income	855,838.07
Other Income/Expense	
Other Income	
Interest Income	177.09
Total Other Income	177.09
Net Other Income	177.09
Net Income	856,015.16

Addendum D

# ARGUS SUPPORTING SCHEDULES



**Cash Flow**

Voorhees Corp Center (Amounts in USD)

Jul, 2023 through Jun, 2036

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	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
For the Years Ending	<u>Jun-2024</u>	<u>Jun-2025</u>	<u>Jun-2026</u>	<u>Jun-2027</u>	<u>Jun-2028</u>	<u>Jun-2029</u>	<u>Jun-2030</u>	<u>Jun-2031</u>	<u>Jun-2032</u>	<u>Jun-2033</u>	<u>Jun-2034</u>	<u>Jun-2035</u>
<b>Rental Revenue</b>												
Potential Base Rent	3,611,383	3,664,554	3,753,953	3,818,993	3,923,100	4,018,874	4,107,284	4,205,754	4,312,791	4,411,898	4,516,006	4,626,981
Absorption & Turnover Vacancy	-3,161,383	-2,205,681	-1,277,675	0	0	-336,111	-210,081	-577,121	-156,847	0	0	-237,687
Scheduled Base Rent	450,000	1,458,873	2,476,278	3,818,993	3,923,100	3,682,763	3,897,204	3,628,633	4,155,944	4,411,898	4,516,006	4,389,294
Total Rental Revenue	450,000	1,458,873	2,476,278	3,818,993	3,923,100	3,682,763	3,897,204	3,628,633	4,155,944	4,411,898	4,516,006	4,389,294
<b>Other Tenant Revenue</b>												
Total Expense Recoveries	23,750	189,667	328,359	599,493	653,603	611,053	589,175	523,169	531,659	626,337	688,622	685,712
Total Other Tenant Revenue	23,750	189,667	328,359	599,493	653,603	611,053	589,175	523,169	531,659	626,337	688,622	685,712
Total Tenant Revenue	473,750	1,648,539	2,804,637	4,418,486	4,576,704	4,293,817	4,486,378	4,151,802	4,687,602	5,038,235	5,204,627	5,075,006
<b>Other Revenue</b>												
Solar Income	50,000	50,000	50,000	50,000	50,000	50,000	18,750	0	0	0	0	0
Total Other Revenue	50,000	50,000	50,000	50,000	50,000	50,000	18,750	0	0	0	0	0
Potential Gross Revenue	523,750	1,698,539	2,854,637	4,468,486	4,626,704	4,343,817	4,505,128	4,151,802	4,687,602	5,038,235	5,204,627	5,075,006
<b>Vacancy &amp; Credit Loss</b>												
Vacancy Allowance	0	0	0	-353,479	-366,136	-34,283	-165,636	0	-230,709	-403,059	-416,370	-187,328
Credit Loss	-4,738	-16,485	-28,046	-44,185	-45,767	-42,938	-44,864	-41,518	-46,876	-50,382	-52,046	-50,750
Total Vacancy & Credit Loss	-4,738	-16,485	-28,046	-397,664	-411,903	-77,221	-210,500	-41,518	-277,585	-453,441	-468,416	-238,078
Effective Gross Revenue	519,013	1,682,054	2,826,591	4,070,822	4,214,800	4,266,596	4,294,629	4,110,284	4,410,017	4,584,794	4,736,211	4,836,928
<b>Operating Expenses</b>												
Real Estate Taxes	579,320	593,803	608,648	623,864	639,461	655,447	671,834	688,629	705,845	723,491	741,579	760,118
Insurance	83,286	85,368	87,502	89,690	91,932	94,230	96,586	99,001	101,476	104,013	106,613	109,278
Utilities	72,875	74,697	76,565	78,479	80,441	82,452	84,513	86,626	88,791	91,011	93,286	95,619
Electric	50,000	160,580	273,331	448,450	459,661	433,439	460,599	428,872	483,011	520,064	533,066	521,126
Administrative	104,108	106,710	109,378	112,112	114,915	117,788	120,733	123,751	126,845	130,016	133,266	136,598
Repairs/Maintenance	416,430	426,841	437,512	448,450	459,661	471,152	482,931	495,004	507,380	520,064	533,066	546,392
Janitorial	21,250	68,246	116,166	190,591	195,356	184,211	195,755	182,271	205,280	221,027	226,553	221,479
Management	15,570	50,462	84,798	122,125	126,444	127,998	128,839	123,309	132,301	137,544	142,086	145,108
Total Operating Expenses	1,342,839	1,566,707	1,793,899	2,113,760	2,167,870	2,166,718	2,241,790	2,227,463	2,350,929	2,447,230	2,509,515	2,535,718
Net Operating Income	-823,827	115,347	1,032,691	1,957,062	2,046,930	2,099,878	2,052,839	1,882,821	2,059,089	2,137,564	2,226,696	2,301,210

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**Cash Flow**

Forecast	Forecast
Year 13	
<u>Jun-2036</u>	<u>Total</u>
4,754,695	53,726,266
-357,913	-8,520,498
<u>4,396,782</u>	<u>45,205,768</u>
<u>4,396,782</u>	<u>45,205,768</u>
673,175	6,723,774
<u>673,175</u>	<u>6,723,774</u>
<u>5,069,957</u>	<u>51,929,542</u>
0	318,750
<u>0</u>	<u>318,750</u>
<u>5,069,957</u>	<u>52,248,292</u>
-76,317	-2,233,318
-50,700	-519,295
<u>-127,017</u>	<u>-2,752,613</u>
<u>4,942,941</u>	<u>49,495,679</u>
779,121	8,771,161
112,010	1,260,987
98,009	1,103,363
520,826	5,293,025
140,013	1,576,234
560,052	6,304,934
221,351	2,249,536
148,288	1,484,870
<u>2,579,671</u>	<u>28,044,110</u>
<u>2,363,270</u>	<u>21,451,570</u>

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**Cash Flow**

Voorhees Corp Center (Amounts in USD)

Jul, 2023 through Jun, 2036

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	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
For the Years Ending	<u>Jun-2024</u>	<u>Jun-2025</u>	<u>Jun-2026</u>	<u>Jun-2027</u>	<u>Jun-2028</u>	<u>Jun-2029</u>	<u>Jun-2030</u>	<u>Jun-2031</u>	<u>Jun-2032</u>	<u>Jun-2033</u>	<u>Jun-2034</u>	<u>Jun-2035</u>
<b>Leasing Costs</b>												
Tenant Improvements	2,000,000	1,184,275	4,347,570	0	0	1,470,831	870,934	579,484	2,683,230	0	0	464,380
Leasing Commissions	183,350	164,060	439,301	0	0	295,750	171,373	113,903	476,859	0	0	90,911
Total Leasing Costs	<u>2,183,350</u>	<u>1,348,334</u>	<u>4,786,872</u>	<u>0</u>	<u>0</u>	<u>1,766,581</u>	<u>1,042,307</u>	<u>693,387</u>	<u>3,160,090</u>	<u>0</u>	<u>0</u>	<u>555,291</u>
<b>Capital Expenditures</b>												
Reserves	31,232	32,013	32,813	33,634	34,475	35,336	36,220	37,125	38,053	39,005	39,980	40,979
Total Capital Expenditures	<u>31,232</u>	<u>32,013</u>	<u>32,813</u>	<u>33,634</u>	<u>34,475</u>	<u>35,336</u>	<u>36,220</u>	<u>37,125</u>	<u>38,053</u>	<u>39,005</u>	<u>39,980</u>	<u>40,979</u>
Total Leasing & Capital Costs	<u>2,214,582</u>	<u>1,380,347</u>	<u>4,819,685</u>	<u>33,634</u>	<u>34,475</u>	<u>1,801,917</u>	<u>1,078,527</u>	<u>730,512</u>	<u>3,198,143</u>	<u>39,005</u>	<u>39,980</u>	<u>596,270</u>
Cash Flow Before Debt Service	<u>-3,038,409</u>	<u>-1,265,000</u>	<u>-3,786,994</u>	<u>1,923,428</u>	<u>2,012,455</u>	<u>297,961</u>	<u>974,312</u>	<u>1,152,309</u>	<u>-1,139,054</u>	<u>2,098,559</u>	<u>2,186,716</u>	<u>1,704,940</u>
Cash Flow Available for Distribution	<u>-3,038,409</u>	<u>-1,265,000</u>	<u>-3,786,994</u>	<u>1,923,428</u>	<u>2,012,455</u>	<u>297,961</u>	<u>974,312</u>	<u>1,152,309</u>	<u>-1,139,054</u>	<u>2,098,559</u>	<u>2,186,716</u>	<u>1,704,940</u>

**Cash Flow**

Forecast	Forecast
Year 13	
<u>Jun-2036</u>	<u>Total</u>
1,189,660	14,790,364
232,676	2,168,183
<u>1,422,336</u>	<u>16,958,547</u>
42,004	472,870
<u>42,004</u>	<u>472,870</u>
1,464,340	17,431,417
898,930	4,020,153
<u>898,930</u>	<u>4,020,153</u>

**Cash Flow As Of**

Voorhees Corp Center (Amounts in USD)

Jul, 2026 through Jun, 2036

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	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
For the Years Ending	Year 1 <u>Jun-2027</u>	Year 2 <u>Jun-2028</u>	Year 3 <u>Jun-2029</u>	Year 4 <u>Jun-2030</u>	Year 5 <u>Jun-2031</u>	Year 6 <u>Jun-2032</u>	Year 7 <u>Jun-2033</u>	Year 8 <u>Jun-2034</u>	Year 9 <u>Jun-2035</u>	Year 10 <u>Jun-2036</u>	Total
<b>Rental Revenue</b>											
Potential Base Rent	3,818,993	3,923,100	4,018,874	4,107,284	4,205,754	4,312,791	4,411,898	4,516,006	4,626,981	4,754,695	42,696,377
Absorption & Turnover Vacancy	0	0	-336,111	-210,081	-577,121	-156,847	0	0	-237,687	-357,913	-1,875,760
Scheduled Base Rent	3,818,993	3,923,100	3,682,763	3,897,204	3,628,633	4,155,944	4,411,898	4,516,006	4,389,294	4,396,782	40,820,617
Total Rental Revenue	3,818,993	3,923,100	3,682,763	3,897,204	3,628,633	4,155,944	4,411,898	4,516,006	4,389,294	4,396,782	40,820,617
<b>Other Tenant Revenue</b>											
Total Expense Recoveries	599,493	653,603	611,053	589,175	523,169	531,659	626,337	688,622	685,712	673,175	6,181,999
Total Other Tenant Revenue	599,493	653,603	611,053	589,175	523,169	531,659	626,337	688,622	685,712	673,175	6,181,999
Total Tenant Revenue	4,418,486	4,576,704	4,293,817	4,486,378	4,151,802	4,687,602	5,038,235	5,204,627	5,075,006	5,069,957	47,002,616
<b>Other Revenue</b>											
Solar Income	50,000	50,000	50,000	18,750	0	0	0	0	0	0	168,750
Total Other Revenue	50,000	50,000	50,000	18,750	0	0	0	0	0	0	168,750
Potential Gross Revenue	4,468,486	4,626,704	4,343,817	4,505,128	4,151,802	4,687,602	5,038,235	5,204,627	5,075,006	5,069,957	47,171,366
<b>Vacancy &amp; Credit Loss</b>											
Vacancy Allowance	-353,479	-366,136	-34,283	-165,636	0	-230,709	-403,059	-416,370	-187,328	-76,317	-2,233,318
Credit Loss	-44,185	-45,767	-42,938	-44,864	-41,518	-46,876	-50,382	-52,046	-50,750	-50,700	-470,026
Total Vacancy & Credit Loss	-397,664	-411,903	-77,221	-210,500	-41,518	-277,585	-453,441	-468,416	-238,078	-127,017	-2,703,344
Effective Gross Revenue	4,070,822	4,214,800	4,266,596	4,294,629	4,110,284	4,410,017	4,584,794	4,736,211	4,836,928	4,942,941	44,468,022
<b>Operating Expenses</b>											
Real Estate Taxes	623,864	639,461	655,447	671,834	688,629	705,845	723,491	741,579	760,118	779,121	6,989,390
Insurance	89,690	91,932	94,230	96,586	99,001	101,476	104,013	106,613	109,278	112,010	1,004,830
Utilities	78,479	80,441	82,452	84,513	86,626	88,791	91,011	93,286	95,619	98,009	879,227
Electric	448,450	459,661	433,439	460,599	428,872	483,011	520,064	533,066	521,126	520,826	4,809,114
Administrative	112,112	114,915	117,788	120,733	123,751	126,845	130,016	133,266	136,598	140,013	1,256,038
Repairs/Maintenance	448,450	459,661	471,152	482,931	495,004	507,380	520,064	533,066	546,392	560,052	5,024,152
Janitorial	190,591	195,356	184,211	195,755	182,271	205,280	221,027	226,553	221,479	221,351	2,043,873
Management	122,125	126,444	127,998	128,839	123,309	132,301	137,544	142,086	145,108	148,288	1,334,041
Total Operating Expenses	2,113,760	2,167,870	2,166,718	2,241,790	2,227,463	2,350,929	2,447,230	2,509,515	2,535,718	2,579,671	23,340,664
Net Operating Income	1,957,062	2,046,930	2,099,878	2,052,839	1,882,821	2,059,089	2,137,564	2,226,696	2,301,210	2,363,270	21,127,358

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**Cash Flow As Of**

Voorhees Corp Center (Amounts in USD)

Jul, 2026 through Jun, 2036

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	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
For the Years Ending	<u>Jun-2027</u>	<u>Jun-2028</u>	<u>Jun-2029</u>	<u>Jun-2030</u>	<u>Jun-2031</u>	<u>Jun-2032</u>	<u>Jun-2033</u>	<u>Jun-2034</u>	<u>Jun-2035</u>	<u>Jun-2036</u>	<u>Total</u>
<b>Leasing Costs</b>											
Tenant Improvements	0	0	1,470,831	870,934	579,484	2,683,230	0	0	464,380	1,189,660	7,258,519
Leasing Commissions	0	0	295,750	171,373	113,903	476,859	0	0	90,911	232,676	1,381,472
Total Leasing Costs	0	0	1,766,581	1,042,307	693,387	3,160,090	0	0	555,291	1,422,336	8,639,991
<b>Capital Expenditures</b>											
Reserves	33,634	34,475	35,336	36,220	37,125	38,053	39,005	39,980	40,979	42,004	376,811
Total Capital Expenditures	33,634	34,475	35,336	36,220	37,125	38,053	39,005	39,980	40,979	42,004	376,811
Total Leasing & Capital Costs	33,634	34,475	1,801,917	1,078,527	730,512	3,198,143	39,005	39,980	596,270	1,464,340	9,016,802
Cash Flow Before Debt Service	1,923,428	2,012,455	297,961	974,312	1,152,309	-1,139,054	2,098,559	2,186,716	1,704,940	898,930	12,110,555
Cash Flow Available for Distribution	1,923,428	2,012,455	297,961	974,312	1,152,309	-1,139,054	2,098,559	2,186,716	1,704,940	898,930	12,110,555



**Market Leasing Summary**

Voorhees Corp Center (Amounts in USD, Measures in SF)

As of Jul, 2023

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	<u>Office</u>	<u>Office</u>	<u>Rear Office</u>
Term Length (Years/Months)	7/0	5/0	5/0
Renewal Probability	70.00	70.00	70.00
Months Vacant	12	9	12
Months Vacant (Blended)	3.6	2.7	3.6
Market Base Rent (UOM)	/ SF / Year	/ SF / Year	/ SF / Year
Market Base Rent (New)	18.00	19.00	13.00
Market Base Rent (Renewal)	18.00	19.00	13.00
Market Base Rent (Blended)	18.00	19.00	13.00
Market Rental Value (UOM)	Continue Prior	Continue Prior	Continue Prior
Market Rental Value	Continue Prior	Continue Prior	Continue Prior
Use Market or Prior	N/A	N/A	N/A
Prior Rent	N/A	N/A	N/A
Rent Increases(UOM)	/ SF / Year	/ SF / Year	/ SF / Year
Fixed Steps	0.50	0.50	0.50
CPI Increase	None	None	None
New Free Rent (Months)	0	0	0
Renewal Free Rent (Months)	0	0	0

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## Market Leasing Summary

Voorhees Corp Center (Amounts in USD, Measures in SF)

As of Jul, 2023

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	<u>Office</u>	<u>Office</u>	<u>Rear Office</u>
Blended Free Rent (Months)	0	0	0
Recovery Type	Base Year E	Base Year E	Base Year E
Miscellaneous Rent	None	None	None
Incentives	None	None	None
Tenant Improvements (UOM)	/ Area	/ Area	/ Area
Tenant Improvements (New)	40 00	30 00	30 00
Tenant Improvements (Renew)	20 00	15 00	15 00
Tenant Improvements (Blended)	26 00	19 50	19 50
Leasing Commissions (New UOM)	Fixed	Fixed	Fixed
Leasing Commissions (New)	6 00	6 00	6 00
Leasing Commissions (Renew UOM)	Fixed	Fixed	Fixed
Leasing Commissions (Renew)	3 00	3 00	3 00
Leasing Commissions (Blended)	3 90	3 90	3 90
Upon Expiration	Office 7	Office 5	Rear Office

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## Lease Summary Report

Voorhees Corp Center (Amounts in USD, Measures in SF)

As of Jul, 2023

All Tenants/ All Lease Periods

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General Tenant Information			Rent Details				CPI		Free Rent		Miscellaneous Rent	Recovery	Tenant Improvements	Leasing Commissions	Incentives	Security Deposits	Renewal Assumption
Tenant Name	Suite Number	Initial Area	Lease Period	Rate Per Year	Rent	Rent	Rent	Type			Name	Structure Name	Rate /SF	Rate /SF	Name	Security Deposit	Mar et -
Lease Dates	Lease Term	Building Share	Mar et Leasing	Rate Per Month	Changes On	Changes To	Changes To	Timing	Date	Months	Type	Type	Total Amount	Total Amount	Rate /SF	Percent to Refund	Reabsorb
Tenure			Lease Type	Rental Value Per Year	Date	/SF-Annual	/SF-Monthly	Inflation Rate/Index			Total Amount	Input Amount			Total Amount	Non-Refundable Deposit	Option
1 Vacant Unit 1 Suite: 100 1/1/2024 - 12/31/2028 5 Years Freehold	50,000 24 01	Base Speculative Office 7 Office	18 00 900,000 1 50 75,000 900,000	Jan-2025 Jan-2026 Jan-2027 Jan-2028	18 50 19 00 19 50 20 00	1 54 1 58 1 63 1 67	None	None				Base Year E	40 00 2,000,000	3 67 183,350			Mar et - 70 00
1 Vacant Unit 1 Suite: 100 5/1/2029 - 4/30/2036 7 Years Freehold	50,000 24 01	Mar et Speculative Office 7 Office	20 17 1,008,333 1 68 84,028 1,008,333	May-2030 May-2031 May-2032 May-2033 May-2034 May-2035	20 67 21 17 21 67 22 17 22 67 23 17	1 72 1 76 1 81 1 85 1 89 1 93	None	None				Base Year E	29 42 1,470,831	5 91 295,750			Mar et - 70 00
2 Vacant Unit 2 Suite: 200 7/1/2024 - 6/30/2029 5 Years Freehold	18,150 8 72	Base Speculative Office 5 Office	19 29 350,023 1 61 29,169 350,023	Jul-2025 Jul-2026 Jul-2027 Jul-2028	19 79 20 29 20 79 21 29	1 65 1 69 1 73 1 77	None	None				Base Year E	30 75 558,113	4 26 77,316			Mar et - 70 00
2 Vacant Unit 2 Suite: 200 10/1/2029 - 9/30/2034 5 Years Freehold	18,150 8 72	Mar et Speculative Office 5 Office	21 82 396,019 1 82 33,002 396,019	Oct-2030 Oct-2031 Oct-2032 Oct-2033	22 32 22 82 23 32 23 82	1 86 1 90 1 94 1 98	None	None				Base Year E	22 61 410,444	4 45 80,763			Mar et - 70 00
2 Vacant Unit 2 Suite: 200 1/1/2035 - 12/31/2039 5 Years Freehold	18,150 8 72	Mar et Speculative Office 5 Office	24 69 448,059 2 06 37,338 448,059	Jan-2036 Jan-2037 Jan-2038 Jan-2039	25 19 25 69 26 19 26 69	2 10 2 14 2 18 2 22	None	None				Base Year E	25 59 464,380	5 01 90,911			Mar et - 70 00
3 Vacant Unit 3 Suite: 300 1/1/2025 - 12/31/2029 5 Years Freehold	20,363 9 78	Base Speculative Office 5 Office	19 29 392,700 1 61 32,725 392,700	Jan-2026 Jan-2027 Jan-2028 Jan-2029	19 79 20 29 20 79 21 29	1 65 1 69 1 73 1 77	None	None				Base Year E	30 75 626,162	4 26 86,743			Mar et - 70 00
3 Vacant Unit 3 Suite: 300 4/1/2030 - 3/31/2035 5 Years Freehold	20,363 9 78	Mar et Speculative Office 5 Office	21 82 444,305 1 82 37,025 444,305	Apr-2031 Apr-2032 Apr-2033 Apr-2034	22 32 22 82 23 32 23 82	1 86 1 90 1 94 1 98	None	None				Base Year E	22 61 460,489	4 45 90,610			Mar et - 70 00
3 Vacant Unit 3 Suite: 300 7/1/2035 - 6/30/2040 5 Years Freehold	20,363 9 78	Mar et Speculative Office 5 Office	25 30 515,257 2 11 42,938 515,257	Jul-2036 Jul-2037 Jul-2038 Jul-2039	25 80 26 30 26 80 27 30	2 15 2 19 2 23 2 28	None	None				Base Year E	26 23 534,026	5 13 104,446			Mar et - 70 00
4 Vacant Unit 4 Suite: 400 7/1/2025 - 6/30/2030 5 Years Freehold	10,000 4 80	Base Speculative Office 5 Office	19 77 197,671 1 65 16,473 197,671	Jul-2026 Jul-2027 Jul-2028 Jul-2029	20 27 20 77 21 27 21 77	1 69 1 73 1 77 1 81	None	None				Base Year E	31 52 315,188	4 36 43,611			Mar et - 70 00
4 Vacant Unit 4 Suite: 400 10/1/2030 - 9/30/2035	10,000 4 80	Mar et Speculative Office 5	22 36 223,847 1 86	Oct-2031 Oct-2032 Oct-2033	22 86 23 36 23 86	1 91 1 95 1 99	None	None				Base Year E	23 18 231,794	4 56 45,561			Mar et - 70 00

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## Lease Summary Report

Voorhees Corp Center (Amounts in USD, Measures in SF)

As of Jul. 2023

All Tenants/ All Lease Periods

6/27/2023 5:41:14 PM

General Tenant Information			Rent Details				CPI		Free Rent		Miscellaneous Rent	Recovery	Tenant Improvements	Leasing Commissions	Incentives	Security Deposits	Renewal Assumption
Tenant Name Suite Number Lease Dates Lease Term	Initial Area Building Share	Lease Period Lease Status Mar et Leasing Lease Type	Rate Per Year Amount Per Month Rate Per Month Rent Value Per Year	Rent Changes On Date	Rent Changes To /SF-Annual	Rent Changes To /SF-Monthly	Type Timing Inflation Rate/Index	Date	Months	Name Type Rate /SF Total Amount	Structure Name Type Input Amount	Rate /SF Total Amount	Rate /SF Total Amount	Name Rate /SF Total Amount	Security Deposit Percent to Refund Non-Refundable Deposit	Mar et - Reabsorb Option	
5 Years Freehold		Office	18,637 223,647	Oct-2034	24.36	2.03											
4 Vacant Unit 4 Suite: 400 1/1/2036 - 12/31/2040 5 Years Freehold	10,000 4.80	Mar et Speculative Office 5 Office	25.30 253,036 2.11 21,086 253,036	Jan-2037 Jan-2038 Jan-2039 Jan-2040	25.80 26.30 26.80 27.30	2.15 2.19 2.23 2.28	None	None			Base Year E	26.23 262,253	5.13 51,292			Mar et - 70.00	
5 Vacant Unit 5 Suite: 500 11/1/2025 - 10/31/2030 5 Years Freehold	15,000 7.20	Base Speculative Office 5 Office	19.77 296,507 1.65 24,709 296,507	Nov-2026 Nov-2027 Nov-2028 Nov-2029	20.27 20.77 21.27 21.77	1.69 1.73 1.77 1.81	None	None			Base Year E	31.52 472,781	4.36 65,416			Mar et - 70.00	
5 Vacant Unit 5 Suite: 500 2/1/2031 - 1/31/2036 5 Years Freehold	15,000 7.20	Mar et Speculative Office 5 Office	22.36 335,470 1.86 27,956 335,470	Feb-2032 Feb-2033 Feb-2034 Feb-2035	22.86 23.36 23.86 24.36	1.91 1.95 1.99 2.03	None	None			Base Year E	23.18 347,691	4.56 68,342			Mar et - 70.00	
5 Vacant Unit 5 Suite: 500 5/1/2036 - 4/30/2041 5 Years Freehold	15,000 7.20	Mar et Speculative Office 5 Office	25.30 379,554 2.11 31,629 379,554	May-2037 May-2038 May-2039 May-2040	25.80 26.30 26.80 27.30	2.15 2.19 2.23 2.28	None	None			Base Year E	26.23 393,380	5.13 76,938			Mar et - 70.00	
6 Vacant Unit 6 Suite: 600 3/1/2026 - 2/28/2031 5 Years Freehold	54,702 26.27	Base Speculative Office 7 Office	18.73 1,024,391 1.56 85,366 1,024,391	Mar-2027 Mar-2028 Mar-2029 Mar-2030	19.23 19.73 20.23 20.73	1.60 1.64 1.69 1.73	None	None			Base Year E	42.03 2,298,852	3.81 208,265			Mar et - 70.00	
6 Vacant Unit 6 Suite: 600 7/1/2031 - 6/30/2038 7 Years Freehold	54,702 26.27	Mar et Speculative Office 7 Office	21.72 1,187,979 1.81 98,998 1,187,979	Jul-2032 Jul-2033 Jul-2034 Jul-2035 Jul-2036 Jul-2037	22.22 22.72 23.22 23.72 24.22 24.72	1.85 1.89 1.93 1.98 2.02 2.06	None	None			Base Year E	31.68 1,732,876	6.34 346,719			Mar et - 70.00	
7 Vacant Unit 7 Suite: 700 6/1/2026 - 5/31/2031 5 Years Freehold	40,000 19.21	Base Speculative Rear Office Office	13.52 540,995 1.13 45,083 540,995	Jun-2027 Jun-2028 Jun-2029 Jun-2030	14.02 14.52 15.02 15.52	1.17 1.21 1.25 1.29	None	None			Base Year E	31.52 1,260,750	3.05 122,009			Mar et - 70.00	
7 Vacant Unit 7 Suite: 700 10/1/2031 - 9/30/2036 5 Years Freehold	40,000 19.21	Mar et Speculative Rear Office Office	15.68 627,388 1.31 52,282 627,388	Oct-2032 Oct-2033 Oct-2034 Oct-2035	16.18 16.68 17.18 17.68	1.35 1.39 1.43 1.47	None	None			Base Year E	23.76 950,354	3.25 130,141			Mar et - 70.00	

Results displayed are based on Forecast data only

Addendum E

# CLIENT CONTRACT INFORMATION

VALUATION & ADVISORY SERVICES

**CBRE**

# Proposal and Contract for Services

May 31, 2023

Zachary Streit | Hudson Advisors  
Vice President | Portfolio Management  
Hudson Advisors L.P.  
T: +1 (214) 754 8478 | M: +1 (469) 601 5036  
E: zstreit@hudson-advisors.com

CBRE, Inc.  
50 South 16th Street, Suite 3000  
Philadelphia, PA 19102  
[www.cbre.us/valuation](http://www.cbre.us/valuation)  
**Pete Manotti, MAI**  
Managing Director

RE: Assignment Agreement  
401 White Horse Road  
Voorhees Township, NJ 08043

Dear Mr. Streit:

We are pleased to submit this proposal and our Terms and Conditions for this assignment.

## PROPOSAL SPECIFICATIONS

<b>Purpose:</b>	To estimate the Market Value of the referenced real estate.
<b>Premise:</b>	As-is and Land Value
<b>Rights Appraised:</b>	Fee Simple
<b>Intended Use:</b>	The intended use is for internal planning purposes.
<b>Intended User:</b>	The intended user is <b>Hudson Americas L.P., as Special Servicer on behalf of WILMINGTON TRUST, NATIONAL ASSOCIATION, as Trustee for the registered holders of LSTAR Commercial Mortgage Trust 2017-5, Commercial Mortgage Pass-Through Certificates, Series 2017-5 under the LSTAR Commercial Mortgage Trust 2017-5 Pooling and Servicing Agreement dated as of March 1, 2017</b> ("Client"), and such other parties and entities (if any) expressly recognized by CBRE as "Intended Users" (as further defined herein). Please see engagement letter in addendum.
<b>Reliance:</b>	

Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.



**Scope of Inspection:** A full interior and exterior inspection of the property will be conducted and arranged with the property contact and performed by CBRE Valuations.

If this expected property inspection is not possible due to unforeseen issues (such as lack of on-site personnel cooperation, physical obstructions, or appraiser/property contact health and safety concerns), the client will be promptly advised. The client may continue this assignment based on other inspection options agreed upon by CBRE and client or provide CBRE with a written notice to cancel. If CBRE determines that a credible appraisal result cannot be achieved due to inspection limitations, it will promptly provide the client with a written cancellation of this assignment.

**Valuation Approaches:** All three traditional approaches to value will be considered.

**Report Type:** Summary Appraisal

**Appraisal Standards:** USPAP

**Appraisal Fee:** \$4,750

If cancelled by either party before a completion, the fee will be based on CBRE's hourly rates for the time expended; plus actual expenses.

**Expenses:** Fee includes all associated expenses

**Retainer:** 0% required.

**Name:** Wells Fargo

**ABA No.:** 121000248

**Swift ID:** WFBUS6S

**Name on Account:** CBRE Valuation Wire Receipts

**General Account No.:** 4121248561

**Address:** 420 Montgomery Street

San Francisco, CA 94104

**Bank Contact:** Michele Polcari

**Telephone Number:** (310) 606-4792

**Payment Terms:** Final payment is due upon delivery of the final report or within thirty (30) days of your receipt of the draft report, whichever is sooner. The full appraisal fee is considered earned upon delivery of the draft report. We will invoice you for the assignment in its entirety at the completion of the assignment.

**Delivery Instructions:** CBRE encourages our clients to join in our environmental sustainability efforts by accepting an electronic copy of the report.

A Microsoft Excel file and Adobe PDF file via email will be delivered to [zstreit@hudson-advisors.com](mailto:zstreit@hudson-advisors.com). The client has requested 0 bound final copy (ies).

**Delivery Schedule:**

**Final Report:**

3 Weeks from signed engagement letter

**Start Date:**

The valuation process will start upon receipt of your signed agreement and the property specific data.

**Acceptance Date:**

These specifications are subject to modification if this proposal is not accepted within 2 business days from the date of this letter.

When executed and delivered by all parties, this letter, together with the Terms and Conditions and the Specific Property Data Request attached hereto and incorporated herein, will serve as the Agreement for appraisal services by and between CBRE and Client. Each person signing below represents that it is authorized to enter into this Agreement and to bind the respective parties, including all intended users, hereto.

We appreciate this opportunity to be of service to you on this assignment. If you have additional questions, please contact us.

Sincerely,

**CBRE, Inc.**  
**Valuation & Advisory Services**



Peter Manotti, MAI  
Managing Director  
As Agent for CBRE, Inc.  
Pete.Manotti@cbre.com


## VALUATION &amp; ADVISORY SERVICES

Hudson Advisors  
Assignment Agreement  
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May 31, 2023

PROPERTY NAME	PROPERTY LOCATION	REPORT TYPE	APPRAISAL FEES
Vacant Building	401 White Horse Road, Voorhees, NJ	Summary	\$4,750
Assignment Total:			\$4,750

## AGREED AND ACCEPTED

### FOR HUDSON AMERICAS L.P. ("CLIENT"):



Signature

May 31, 2023

Date

Laura P. Sims

Name

Vice President

Title

214-754-8623

Phone Number

lsims@hudson-advisors.com

E-Mail Address

### ADDITIONAL OPTIONAL SERVICE

**Assessment & Consulting Services:** CBRE's Assessment & Consulting Services group has the capability of providing a wide array of solution-oriented due diligence services in the form of property condition and environmental site assessment reports and other necessary due diligence service (seismic risk analysis, zoning compliance service, construction risk management, annual inspections, etc.).

Initial below if you desire CBRE to contact you to discuss a proposal for any part or the full complement of consulting services, or you may reach out to us at [ACSProposals@cbre.com](mailto:ACSProposals@cbre.com). We will route your request to the appropriate manager. For more information, please visit [www.cbre.com/assessment](http://www.cbre.com/assessment).

## TERMS AND CONDITIONS

1. The Terms and Conditions herein are part of an agreement for appraisal services (the "Agreement" ) between CBRE, Inc. (the "Appraiser") and the client signing this Agreement, and for whom the appraisal services will be performed (the "Client"), and shall be deemed a part of such Agreement as though set forth in full therein. The Agreement shall be governed by the laws of the state where the appraisal office is located for the Appraiser executing this Agreement.
2. Client shall be responsible for the payment of all fees stipulated in the Agreement. Payment of the appraisal fee and preparation of an appraisal report (the "Appraisal Report, or the "report") are not contingent upon any predetermined value or on an action or event resulting from the analyses, opinions, conclusions, or use of the Appraisal Report. Final payment is due as provided in the Proposal Specifications Section of this Agreement. If a draft report is requested, the fee is considered earned upon delivery of the draft report. It is understood that the Client may cancel this assignment in writing at any time prior to delivery of the completed report. In such event, the Client is obligated only for the hourly rate of the time and expenses incurred (including travel expenses to and from the job site), with a minimum charge of \$500. Additional copies of the Appraisal Reports are available at a cost of \$250 per original color copy and \$100 per photocopy (black and white), plus shipping fees of \$30 per report.
3. If Appraiser is subpoenaed or ordered to give testimony, produce documents or information, or otherwise required or requested by Client or a third party to participate in meetings, phone calls, conferences, litigation or other legal proceedings (including preparation for such proceedings) because of, connected with or in any way pertaining to this engagement, the Appraisal Report, the Appraiser's expertise, or the Property, Client shall pay Appraiser's additional costs and expenses, including but not limited to Appraiser's attorneys' fees, and additional time incurred by Appraiser based on Appraiser's then-prevailing hourly rates and related fees. Such charges include and pertain to, but are not limited to, time spent in preparing for and providing court room testimony, depositions, travel time, mileage and related travel expenses, waiting time, document review and production, and preparation time (excluding preparation of the Appraisal Report), meeting participation, and Appraiser's other related commitment of time and expertise. Hourly charges and other fees for such participation will be provided upon request. In the event Client requests additional appraisal services beyond the scope and purpose stated in the Agreement, Client agrees to pay additional fees for such services and to reimburse related expenses, whether or not the completed report has been delivered to Client at the time of such request.
4. Appraiser shall have the right to terminate this Agreement at any time for cause effective immediately upon written notice to Client on the occurrence of fraud or the willful misconduct of Client, its employees or agents, or without cause upon 5 days written notice.
5. In the event Client fails to make payments when due then, from the date due until paid, the amount due and payable shall bear interest at the maximum rate permitted in the state where the office is located for the Appraiser executing the Agreement. In the event either party institutes legal action against the other to enforce its rights under this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and expenses. Each party waives the right to a trial by jury in any action arising under this Agreement.
6. Appraiser assumes there are no major or significant items or issues affecting the Property that would require the expertise of a professional building contractor, engineer, or environmental consultant for Appraiser to prepare a valid report. Client acknowledges that such additional expertise is not covered in the Appraisal fee and agrees that, if such additional expertise is required, it shall be provided by others at the discretion and direction of the Client, and solely at Client's additional cost and expense.
7. In the event of any dispute between Client and Appraiser relating to this Agreement, or Appraiser's or Client's performance hereunder, Appraiser and Client agree that such dispute shall be resolved by means of binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association, and judgment upon the award rendered by an arbitrator may be entered in any court of competent jurisdiction. Depositions may be taken and other discovery obtained during such arbitration proceedings to the same extent as authorized in civil judicial proceedings in the state where the office of the Appraiser executing this Agreement is located. The arbitrator shall be limited to awarding compensatory damages and shall have no authority to award punitive, exemplary or similar damages. The prevailing party in the arbitration proceeding shall be entitled to recover its expenses from the losing party, including costs of the arbitration proceeding, and reasonable attorney's fees. Client acknowledges that Appraiser is being retained hereunder as an independent contractor to perform the services described herein and nothing in this Agreement shall be deemed to create any other relationship between

## VALUATION &amp; ADVISORY SERVICES

Hudson Advisors  
Assignment Agreement  
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May 31, 2023

Client and Appraiser. This engagement shall be deemed concluded and the services hereunder completed upon delivery to Client of the Appraisal Report discussed herein.

8. All statements of fact in the report which are used as the basis of the Appraiser's analyses, opinions, and conclusions will be true and correct to Appraiser's actual knowledge and belief. Appraiser does not make any representation or warranty, express or implied, as to the accuracy or completeness of the information or the condition of the Property furnished to Appraiser by Client or others. TO THE FULLEST EXTENT PERMITTED BY LAW, APPRAISER DISCLAIMS ANY GUARANTEE OR WARRANTY AS TO THE OPINIONS AND CONCLUSIONS PRESENTED ORALLY OR IN ANY APPRAISAL REPORT, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE EVEN IF KNOWN TO APPRAISER. Furthermore, the conclusions and any permitted reliance on and use of the Appraisal Report shall be subject to the assumptions, limitations, and qualifying statements contained in the report.
9. Appraiser shall have no responsibility for legal matters, including zoning, or questions of survey or title, soil or subsoil conditions, engineering, or other similar technical matters. The report will not constitute a survey of the Property analyzed.
10. Client shall provide Appraiser with such materials with respect to the assignment as are requested by Appraiser and in the possession or under the control of Client. Client shall provide Appraiser with sufficient access to the Property to be analyzed, and hereby grants permission for entry unless discussed in advance to the contrary.
11. The data gathered in the course of the assignment (except data furnished by Client) and the report prepared pursuant to the Agreement are, and will remain, the property of Appraiser. With respect to data provided by Client, Appraiser shall not violate the confidential nature of the Appraiser-Client relationship by improperly disclosing any proprietary information furnished to Appraiser. Notwithstanding the foregoing, Appraiser is authorized by Client to disclose all or any portion of the report and related data as may be required by statute, government regulation, legal process, or judicial decree, including to appropriate representatives of the Appraisal Institute if such disclosure is required to enable Appraiser to comply with the Bylaws and Regulations of such Institute as now or hereafter in effect.
12. Unless specifically noted, in preparing the Appraisal Report the Appraiser will not be considering the possible existence of asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (collectively, "Hazardous Material") on or affecting the Property, or the cost of encapsulation or removal thereof. Further, Client represents that there is no major or significant deferred maintenance of the Property that would require the expertise of a professional cost estimator or contractor. If such repairs are needed, the estimates are to be prepared by others, at Client's discretion and direction, and are not covered as part of the Appraisal fee.
13. In the event Client intends to use the Appraisal Report in connection with a tax matter, Client acknowledges that Appraiser provides no warranty, representation or prediction as to the outcome of such tax matter. Client understands and acknowledges that any relevant taxing authority (whether the Internal Revenue Service or any other federal, state or local taxing authority) may disagree with or reject the Appraisal Report or otherwise disagree with Client's tax position, and further understands and acknowledges that the taxing authority may seek to collect additional taxes, interest, penalties or fees from Client beyond what may be suggested by the Appraisal Report. Client agrees that Appraiser shall have no responsibility or liability to Client or any other party for any such taxes, interest, penalties or fees and that Client will not seek damages or other compensation from Appraiser relating to any such taxes, interest, penalties or fees imposed on Client, or for any attorneys' fees, costs or other expenses relating to Client's tax matters.
14. Appraiser shall have no liability with respect to any loss, damage, claim or expense incurred by or asserted against Client arising out of, based upon or resulting from Client's failure to provide accurate or complete information or documentation pertaining to an assignment ordered under or in connection with this Agreement, including Client's failure, or the failure of any of Client's agents, to provide a complete copy of the Appraisal Report to any third party.
15. LIMITATION OF LIABILITY. EXCEPT TO THE EXTENT ARISING FROM SECTION 16 BELOW, OR SECTION 17 IF APPLICABLE, IN NO EVENT SHALL EITHER PARTY OR ANY OF ITS AFFILIATE, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, OR CONTRACTORS BE LIABLE TO THE OTHER, WHETHER BASED IN CONTRACT, WARRANTY, INDEMNITY, NEGLIGENCE, STRICT LIABILITY OR OTHER TORT OR OTHERWISE, FOR ANY SPECIAL, CONSEQUENTIAL, PUNITIVE, INCIDENTAL OR INDIRECT DAMAGES, AND AGGREGATE DAMAGES IN CONNECTION WITH THIS AGREEMENT FOR EITHER PARTY (EXCLUDING THE OBLIGATION TO PAY THE FEES REQUIRED HEREUNDER) SHALL NOT EXCEED THE GREATER OF THE TOTAL FEES PAYABLE TO APPRAISER UNDER THIS AGREEMENT OR TEN THOUSAND DOLLARS (\$10,000). THIS LIABILITY LIMITATION SHALL NOT APPLY IN THE EVENT OF A FINAL FINDING BY AN ARBITRATOR OR A COURT OF COMPETENT JURISDICTION THAT SUCH LIABILITY IS THE RESULT OF A PARTY'S FRAUD OR WILLFUL MISCONDUCT.



16. Client shall not disseminate, distribute, make available or otherwise provide any Appraisal Report prepared hereunder to any third party (including without limitation, incorporating or referencing the Appraisal Report, in whole or in part, in any offering or other material intended for review by other parties) except to (i) any third party expressly acknowledged in a signed writing by Appraiser as an "Intended User" of the Appraisal Report provided that either Appraiser has received an acceptable release from such third party with respect to such Appraisal Report or Client provides acceptable indemnity protections to Appraiser against any claims resulting from the distribution of the Appraisal Report to such third party, (ii) any third party service provider (including rating agencies and auditors) using the Appraisal Report in the course of providing services for the sole benefit of an Intended User, or (iii) as required by statute, government regulation, legal process, or judicial decree. In the event Appraiser consents, in writing, to Client incorporating or referencing the Appraisal Report in any offering or other materials intended for review by other parties, Client shall not distribute, file, or otherwise make such materials available to any such parties unless and until Client has provided Appraiser with complete copies of such materials and Appraiser has approved all such materials in writing. Client shall not modify any such materials once approved by Appraiser. In the absence of satisfying the conditions of this paragraph with respect to a party who is not designated as an Intended User, in no event shall the receipt of an Appraisal Report by such party extend any right to the party to use and rely on such report, and Appraiser shall have no liability for such unauthorized use and reliance on any Appraisal Report. In the event Client breaches the provisions of this paragraph, Client shall indemnify, defend and hold Appraiser, and its affiliates and their officers, directors, employees, contractors, agents and other representatives (Appraiser and each of the foregoing an "Indemnified Party" and collectively the "Indemnified Parties"), fully harmless from and against all losses, liabilities, damages and expenses (collectively, "Damages") claimed against, sustained or incurred by any Indemnified Party arising out of or in connection with such breach, regardless of any negligence on the part of any Indemnified Party in preparing the Appraisal Report.
17. Furthermore, Client shall indemnify, defend and hold each of the Indemnified Parties harmless from and against any Damages in connection with (i) any transaction contemplated by this Agreement or in connection with the appraisal or the engagement of or performance of services by any Indemnified Party hereunder, (ii) any Damages claimed by any user or recipient of the Appraisal Report, whether or not an Intended User, (iii) any actual or alleged untrue statement of a material fact, or the actual or alleged failure to state a material fact necessary to make a statement not misleading in light of the circumstances under which it was made with respect to all information furnished to any Indemnified Party or made available to a prospective party to a transaction, or (iv) an actual or alleged violation of applicable law by an Intended User (including, without limitation, securities laws) or the negligent or intentional acts or omissions of an Intended User (including the failure to perform any duty imposed by law); and will reimburse each Indemnified Party for all reasonable fees and expenses (including fees and expenses of counsel) (collectively, "Expenses") as incurred in connection with investigating, preparing, pursuing or defending any threatened or pending claim, action, proceeding or investigation (collectively, "Proceedings") arising therefrom, and regardless of whether such Indemnified Party is a formal party to such Proceeding. Client agrees not to enter into any waiver, release or settlement of any Proceeding (whether or not any Indemnified Party is a formal party to such Proceeding) without the prior written consent of Appraiser (which consent will not be unreasonably withheld or delayed) unless such waiver, release or settlement includes an unconditional release of each Indemnified Party from all liability arising out of such Proceeding.
18. Time Period for Legal Action. Unless the time period is shorter under applicable law, except in connection with paragraphs 16 and 17 above, Appraiser and Client agree that any legal action or lawsuit by one party against the other party or its affiliates, officers, directors, employees, contractors, agents, or other representatives, whether based in contract, warranty, indemnity, negligence, strict liability or other tort or otherwise, relating to (a) this Agreement or the Appraisal Report, (b) any services or appraisals under this Agreement or (c) any acts or conduct relating to such services or appraisals, shall be filed within two (2) years from the date of delivery to Client of the Appraisal Report to which the claims or causes of action in the legal action or lawsuit relate. The time period stated in this section shall not be extended by any incapacity of a party or any delay in the discovery or accrual of the underlying claims, causes of action or damages.

## SPECIFIC PROPERTY DATA REQUEST

In order to complete this assignment under the terms outlined, CBRE, Inc., Valuation & Advisory Services, will require the following specific information for the property:

1. PLEASE NOTIFY US IMMEDIATELY IF ANY OTHER CBRE SERVICE LINE (INCLUDING CAPSTONE) IS INVOLVED IN THE BROKERAGE, FINANCING, INVESTMENT OR MANAGEMENT OF THIS ASSET.

If any of the requested data and information is not available, CBRE, Inc., reserves the right to extend the delivery date by the amount of time it takes to receive the requested information or make other arrangements. Please have the requested information delivered to the following:

Pete Manotti, MAI, CCIM  
Managing Director  
Pete.Manotti@cbre.com  
CBRE, Inc.  
Valuation & Advisory Services  
50 South 16th Street, Suite 3000  
Philadelphia, PA 19102

Addendum F

# QUALIFICATIONS

## **QUALIFICATIONS OF**

### **JOHN J. LYNCH, MAI**

Managing Director

### **CBRE, INC.**

Valuation & Advisory Services  
50 South 16<sup>th</sup> Street, Suite 3000  
Philadelphia, Pennsylvania 19102  
215-561-8905  
[john.lynnch@cbre.com](mailto:john.lynnch@cbre.com)

## **FORMAL EDUCATION**

Pennsylvania State University, State College, Pennsylvania, Bachelor of Science – Real Estate – 1975

## **LICENSES AND CERTIFICATES**

New Jersey Certified General Real Estate Appraiser - #RG-001269  
Pennsylvania Certified General Real Estate Appraiser – #GA-000485-L

## **PROFESSIONAL AFFILIATIONS**

Appraisal Institute – MAI Designation #10585

## **REAL ESTATE EXPERIENCE**

2003 – Present	CBRE, Inc.	Philadelphia, Pennsylvania
1998 – 2003	Insignia/ESG, Inc.	Philadelphia, Pennsylvania
1997 – 1998	Jackson-Cross Valuation Consultants, LTD	Philadelphia, Pennsylvania
1980 – 1997	Cushman & Wakefield of Pennsylvania, Inc.	Philadelphia, Pennsylvania
1977 – 1979	Walter A. McClatchy Company, Inc.	Upper Darby, Pennsylvania
1976 – 1977	William Brucker Company - Real Estate	Philadelphia, Pennsylvania

## **QUALIFIED EXPERT WITNESS**

United States Bankruptcy Court  
Chester County Board of Taxation

Philadelphia Board of Revision of Taxes